Report of Meetings and Survey Results of the Southern North Beach Residents Group

This report reflects the results of a survey and the discussion at two meetings which were prompted by an extremely high level of concern among local residents about safety issues regarding Ocean Boulevard at North Beach. Prior individual efforts at addressing these concerns had been unsuccessful, but with the convening of the NHDOT PAC for Ocean Boulevard, residents felt that a collective voice reflecting their concerns would be the best way to convey them both to town leadership and the PAC.

The first meeting was at the north end of North Beach and hosted by former State Senator Nancy Stiles with approximately thirty local residents, NH Parks' Phil Bryce and Meredith Collins, a representative of NH DOT and State Senator Tom Sherman in attendance. The outcomes of this meeting included Parks' offering to revisit both clearing the steps after winter storms have concluded and to work with NH DES to look at role of rebuilding the jetties to protect the sea wall. Ms. Larsen offered to move forward with the survey. Senator Sherman offered to host the next meeting for the residents when the survey results were available.

Resident Lyn Larsen conducted the survey with input from 29 households including residents from Boar's Head to 583 Ocean Boulevard. One exception was from just north of Winnacunnet Road. (This survey did not address the significant safety concerns with the Winnacunnet Road and Ocean Blvd intersection that also exist.) Participants were instructed to rank safety concerns from 1-10, with 1 being the lowest level of concern and 10 being the highest. As a result of the above meeting in which it became clear that the Sea Wall delineated state responsibility between different departments, it was divided into two areas:

1. Area east of Sea Wall (Beach Entrances 1-3 proceeding North from Boar's Head. (NH Parks and DES)
2. Area west of Sea Wall, mainly concerning the roadway, sidewalks and drainage. (NH DOT)

The second meeting was a virtual meeting of residents hosted on Zoom by Senator Sherman and moderated by Lynn Larsen. Also in attendance was Hampton State Representative Mike Edgar and Michael Rubino, President of the Royal Sands Condominium Association. The focus of the meeting was to discuss survey results and receive additional clarification regarding survey participants concerns. What follows are the survey results and discussion points on each question.

Survey Results and Discussion

Area east of Sea Wall

Statement of Concern: The boulders from Jetty that have tumbled into the entrances making entrance to the beach hazardous.

Survey Talley:
10-13
9-2
8-4
7-3
6-1
5-2

As the numbers indicate, this was of extremely high concern. Beach Entrances 1, 2 and 3 have become increasingly dangerous as large boulders left over from the sea wall construction and piled (in some cases) into jetties have tumbled from their original positions into the pathway that is used for beach access. Entrance down these paths to the beach is very, very difficult to navigate and quite a few residents are no longer able to use them safely, especially older residents or those with mobility issues. Even younger residents report some pretty bad falls due to the slipperiness of the rocks that are unavoidable in the present state. Residents report that these rocks used to be maintained/rearranged on a regular basis in past years but have not been in recent years.

An additional point that was brought up by those residents of long standing who remember the original configuration of the beach when the wall was built is that smaller rocks and boulders have become piled along the seawall by storms resulting in a significant raising of the height of the rocks and a major reduction of the protective action of the wall. Examination of other areas of the wall northward make clear what they are talking about. Whereas the wall by Winnacunnet is 20 feet or more high from the beach side, the wall by entrance 1 is only a few feet. Consequently, the boulders currently act as a "ramp" for the seawater and huge amounts of water wash over the wall during storms causing major roadway flooding. This last point seems to affect roadway flooding in a big way and is Germaine to this group. One area resident who wrote in her survey extensively about this issue is Suzanne Cloutier of 1 Sunsurf Ave. Her family has owned here for many years. She suggests going back to the original plans to see how deep the stairwell was for the first and second entrances where much of the flooding is. She also points out that in the recent storm Teddy, there was very significant wash-over. She reminded us that we did not even get the brunt of this storm, but only the "effects" of the storm. A direct hit by a true storm would likely result in a repeat of much of what we faced in March 2018 where major road damage, property damage and erosion occurred.

Additional concern mentioned for this area was the lack of a handicap entrance anywhere near this area. It was also pointed out that a handicap entrance would be useful for kayaks and visitors with children and equipment as well. Longtime residents say there used to be a handicap ramp here that crossed from the land owned by the Town of Hampton down to the State beach at entrance #1. However, the gradual piling up of the rocks along the wall as well as tumbling jetties have obliterated access for the handicapped residents. It is a useful to remember that most year-round residents in this area ARE seniors, many of whom have mobility issues.

Lastly the point was made by Director Bryce that this area has been designated a Natural Beach by NH DES since the beach is fully covered at high tide. This designation means that the State

will not actively maintain the beach with moving rocks and boulders or grooming and sweeping the sand. Nevertheless, area residents are asking for maintenance of the boulders that were placed here during the construction of the Sea Wall. Additionally, it was the opinion of some long-term residents that the amount of boulders is excessive. These were apparently moved as construction of the Sea Wall proceeded from the north to the south. Many of these leftover boulders were never removed. If there is interest in getting rid of some of these excess boulders, there are Boar's Head residents who would be happy to receive some of these excess boulders to further protect their embankments. Some residents believe that some of the boulders also were from deterioration of the jetties. They felt that these jetties protected the integrity of the Sea Wall and consideration should be given to their reconstruction. (Director Bryce promised to discuss this further with DES in the future at the first meeting referenced above.)

Area West of the Sea Wall: (Crosswalks, road, sidewalks, bike lane, parking areas). I have rearranged these statements so those of highest concern are first.

A. Statement of Concern: Speed of cars along this stretch of Ocean Boulevard is excessive.

10-17
9-1
8-2
7-3
3-1
1-1

This has been a concern for many, many years. A score of 10 was not enough for many responders who added +++ or similar exclamations. This area of Ocean Boulevard is quite literally used as a drag strip in the summer months. Most residents feel that police presence is extremely poor in this regard and are dismayed and outraged that these speeds are tolerated. Residents report that meetings have been held with Chief Sawyer who has stated that the needs of the downtown bars and establishments are so great that it is not possible to provide coverage in this area. He has requested the State Police to provide additional coverage at night, but it does not seem to have helped.

In combination with the other hazardous conditions in this stretch (no crosswalks and inability to scale the curbs on the East side which are 3 feet higher than the roadway in one stretch) people are really scared. Summer visitors with children and equipment who park in the center median and have to cross here truly are taking their life in their hands.

One solution which has been proposed is to reduce the double lane in each direction to a single lane in each direction. This would allow for many terrific possibilities along with solving the drag strip problem:

1. Provide space to add bike lanes (there are none here).
2. Potentially allow head-in parking along the East side which would not force visitors to cross the boulevard with kids and gear.
3. Allow increasing the inadequate sidewalk width on the West side.

4. Allow the addition of dedicated turn lanes for Dumas Ave, U turns, and the very problematic Winnacunnet intersection.
5. Allow the addition of parklike green space which would beautify and entire area immeasurably.
6. Possibly allow enough space to address the problematic height differential between Northbound and Southbound lanes in this area.

The obvious question is whether or not two lanes of road in each direction are needed for traffic throughput. Area residents don't believe four lanes are merited for the following reasons:

1. The bulk of traffic northbound turns off at Church street.
2. Southbound traffic is backed up on high traffic days (4th of July) in this area by bottlenecks that are far to the South of this area.
3. North of Winnacunnet Road the road becomes one lane in each direction already, so this would simply continue that pattern.
4. There is extremely little traffic northbound in this area between Boar's Head and Winnacunnet Road to merit 2 Northbound lanes.

B. Statement of Concern: There are no crosswalks from south of Boar's Head to Winnacunnet.

10-16
9-9
7-3
6-1
5-1

This question like the one above is of extremely high concern. This is a long stretch of road with no safe crossing zones. There used to be at least two crosswalks in this area, but they were removed because they did not meet ADA requirements. While this may seem to meet the letter of the law, it certainly violates the intent and all common sense to have no crosswalks for anyone! There were numerous notes to this effect on the surveys and comments in the Zoom call. Additionally, numerous comments that this is particularly dangerous due to high speed of traffic. It has been noted that traditional driver courtesy has fallen off over recent years, and one can sometimes wait quite a while to get across Ocean Boulevard. Due to the high curbs in a few areas, even if one is successful in crossing, it is nearly impossible to get off the road in these areas, which introduces the next point of concern.

C. Statement of Concern: Can't get from street to curb in some areas because of extreme curb height (notable in front of beach entrance 3 counting north from Boar's Head)

10-8
9-9
7-3
6-1
5-1

This safety concern has been mentioned in the previous two discussions, but you can see from the ratings it is of critical importance. An additional point not previously mentioned is that these very high curb heights are also a serious hazard to bicyclers. Because there is no bike lane in this area, cyclists try to ride in the narrow 1-2' margin along Ocean Boulevard. The steep slant from the roadway to the sidewalk is extremely dangerous. Unsteady riders like children and seniors have been observed to hit the embankment, then veer off into the roadway. This past summer at least one biker hit the steep slope and fell off her bike. She suffered a serious head wound and was taken to the hospital bleeding profusely and with a concussion.

The next two concerns are a continuation of cyclist safety issues and will be discussed together after E.

D. Statement of Concern: Bike lane is non-existent in areas along this stretch making riding on the street very dangerous for all.

10-7
9-3
8-3
7-4
6-1
5-1
1-3

E. Statement of Concern: Riders bicycle on the Eastern sidewalk causing safety hazard.

10-7
9-3
8-4
7-4
6-1
5-1
4-1
3-1
2-2

The statements above are pretty self-explanatory. Cyclists are present on the west side heading south, and the east side heading north. There is a minimal bike lane on the west side of Ocean Boulevard, but what makes it extremely dangerous is that as the road rounds the curve of Boar's head going downtown, the lane disappears ENTIRELY while drivers are unable to see around this curve, and often traveling at frightening speeds. As a result, cyclists are using the sidewalk given the hazards of riding in the road in this area. While this is understandable to some, others feel that this represents an inexcusable safety hazard to pedestrians and pets, especially on the East/Beach side of the road. For safety reasons, children and families used to ride on the sidewalk in the area of Little Jack's, but now, due to construction, this option is not currently available. Additionally, utility poles have been set in the middle of the sidewalk along this

section of Ocean Boulevard, also making the road the only option. There were also comments that cycling on the sideway is illegal but not enforced.

F. Statement of Concern: Center Median parallel parking with metal barriers is dangerous for children and families with beach gear to unload and cross the boulevard. (A second important point was added to this during discussion: The road height differential between one side of the barrier and the other is significant and steep, compounding the difficulty of climbing the embankment and vaulting over the barrier.

10-5
9-4
8-4
7-1
6-2
5-1
4-3
3-1
2-1

This is a concern voiced *especially* by residents of Ocean Boulevard who see daily out their windows the dangerous effect of these barriers that have far too few openings. Those living at Boar's Head are largely unaware of the issue because they don't see it. Families with children who use the parking meters have a lot of equipment that they are trying to unpack from their car and hand over the barrier along with their children. Children often stray into the roadway during this process. In addition to guests using the parking, residents have trouble crossing their barriers too. Residents expressed concern for their grandchildren and the elderly particularly. There was strong interest in moving the parking to the East Side of Ocean Boulevard, next to the Sea Wall. Parking on the West Side of Ocean Boulevard has been proposed in the past, but the fact that most driveways on the West Side are quite short due to shallow lot depth and elevation issues with rear parking mean that residents of Ocean Boulevard almost all back out of their driveways onto Ocean Boulevard. There is concern that parking along the West Side would further obstruct visibility for those backing onto Ocean Boulevard as well as obstruct the view of any bike lane placed there.

G. Statement of Concern: Too few openings in the center median barrier to get across Ocean Boulevard Note: residents of Boar's Head and residents living across the opening by Beach Entrance #3 are less affected by this, and understandably rated this a lower concern.

10-6
9-1
8-6
7-2
6-2
5-1
4-2

This has already been covered adequately in item F.

H. Statement of Concern: Curb Heights on West side are too narrow due to multiple layers of paving. (Note: Only those who property floods due to the overrun from the street rated this highly)

10-2
9-2
8-1
7-2
6-1
5-2
4-4
3-4
2-3
1-1

Lynn Larsen reports that she is one of those so affected. This goes hand in hand with the Sea Wall flooding issues mentioned at the beginning of this report. During storms, the amount of storm water that comes running down from Boar's Head and flows over the Seawall by Boar's Head combine to cause massive flooding of Ocean Boulevard. Lack of effective storm drains further compounds the issue. Due to multiple road resurfacing over the years, there are effectively no curbs along the lower west side of Ocean Boulevard. During storms NH DOT plows push this storm water into residents yards and driveways causing erosion of very expensive permeable pavers, yards and driveways. During the storm of 3/18, Ms. Larsen lost over 2 feet of newly purchased topsoil because her lawn was not yet established, and all the landscape plants she had planted to comply with conservation requirements were washed away as well. The end result is that massive amounts of mud, gravel and sand are washed into the marsh during these events.

I. Statement of Concern: Sidewalks on West side are obstructed with utility poles.

10-1
9-1
8-3
6-1
5-5
4-2
3-2
2-1
1-4

This item was already discussed with reference to bicycles above. However, one item to note is that there is high enthusiasm for putting utilities in this area underground. This would reduce storm outages and add immeasurably to the attractiveness of the area. It would make sense to consider this option if and when the area is already being dug up.

G. Statement of Concern: Sidewalks on West side are too narrow.

10-1
9-1
8-2
7-1
6-3
5-5
3-3
2-2

This is not a huge concern as the numbers indicate. By far the focus is on East Side walking.

Conclusions

This project represents an enormous opportunity for the residents of North Beach, the Town of Hampton, and the State of New Hampshire. Imagine transforming this unique space into a parklike area, with all utilities buried, with traffic slowed so cars would be limited to wandering along the boulevard, and with pedestrians, cyclists, residents and beachgoers able to enjoy the space safely both east and west of the Sea Wall, all the while addressing critical issues such as appropriate drainage and long-term protection of our fragile marshes. With a robust collaborative effort, such a goal is well within our collective reach.

Submitted by

Lynn Larsen
North Beach Resident

Tom Sherman
NH State Senator - District 24

New Hampshire DOT
Department of Transportation

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

Victoria F. Sheehan
Commissioner

William Cass, P.E.
Assistant Commissioner

July 7, 2017

Mr. Frederick Welch, Town Manager
Town of Hampton
100 Winnacunnet Road
Hampton, NH 03842

Subject: Crosswalk request
NH Route 1A at Dumas Avenue

Dear Mr. Welch:

Your letter to Brian Schutt, District 6 Engineer was forwarded to my attention.

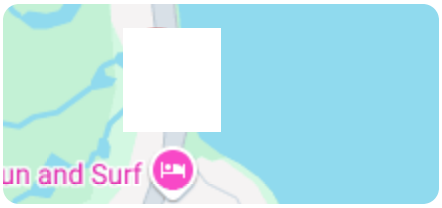
Brian and I reviewed the subject location on Friday, June 16, 2017. We found a number of conditions that would preclude approval of a new crosswalk at this location, including:

- Multiple travel lanes in each direction: This condition, while not uncommon along segments of NH Route 1A, represents one of the more significant hazards for pedestrians. Motorists in the lane adjacent to a pedestrian preparing to cross may stop, but the motorist in the adjacent lane may not see the pedestrian until they are beyond the stopped vehicle and in their path.
- Accessible pedestrian crossing path: The logical pedestrian path would extend perpendicularly from the southern side of the Dumas Avenue intersection to the sidewalk along the frontage of Little Jack's Seafood Restaurant. There would need to be sidewalk improvements on both sides of NH Route 1A to provide an accessible pedestrian access. In addition, the median island would need to be modified so that there was an accessible path for the crosswalk. The radius on the northbound side of NH Route 1A may need to be modified so that the end of the crosswalk was not on the radius, but on the tangent so that they would be seen by an approaching motorist.
- Traffic speeds: While the posted speed limit is currently 30 mph, I am confident based on speed studies conducted throughout the state that the prevailing speed along this segment is considerably higher. I would be advisable to collect current speed data for this segment.
- Traffic volumes: Recognizing that there are existing crosswalks along the length of NH Route 1A, more recent studies indicate that marked crosswalks on high vehicular traffic volume highway segments may make the crossing less safe.
- Continuity of pedestrian path to beach: Presuming that the requested crosswalk location would represent a pedestrian path to/from the nearby beach, it is not clear how a pedestrian would reach the parking spaces and sidewalk along the seawall. This path should also be delineated and made accessible.

The issues described above would need to be addressed before a crosswalk could be approved in this location. Based on the number of lanes of traffic, the width of the crossing, traffic volumes, and

Google Maps 549 NH-1A

Image capture: Sep 2023 © 2024 Google



No clue why this is blurred out. Same on Sept 2008 option....

65.5'
144.6'
80.8'
177.57'
541
7
4.5 A
122'±
6
0.18 A
545
81.5'
4
0.05 A
549
4' R.O.W.
80'±
77.08'
45'±
30.74'
70'±
80'±
76.33'
2
0.17 A
553
80'±
555
70'±
10'±
44.18'
67'±
10.67'
105.04'
BOULEVARD
OCEAN

State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES
6 Hazen Drive, P.O. Box 95, Concord, NH 03302-0095
(603) 271-2147 FAX (603) 271-6588

NOTE - - CONDITIONS

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WETLANDS AND NON-SITE SPECIFIC PERMIT # 98-00951
APPROVAL: June 26, 1998 EXPIRATION: June 26, 2003
Richard Sylvester 549 Ocean Blvd, Hampton, NH 03842
Hampton, Tax Map 255, Lot #4
WATERBODY/WETLAND: Unnamed Wetland

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Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued. This permit shall not be considered valid unless signed as specified below.

PERMIT DESCRIPTION: Extend existing second floor deck 3 ft. and replace railings on existing deck within the tidal buffer zone in accordance with plans received on 06/04/98.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. Additional expedited minimum impact applications shall be accepted for the subject property for a period of 12 months only if the applicant demonstrates by plan that the additional project(s) are wholly unrelated or separate from the original application and when considered with the original application are not classified as minor or major.
2. Work shall be carried out in a time and manner such that disturbance to migratory waterfowl breeding areas and spawning areas shall be avoided.
3. Coastal staff shall be notified in writing prior to commencement of work and upon completion.
4. All activity shall be in accordance with the Shoreland Protection Act, RSA 483-B (see attached fact sheet).

GENERAL CONDITIONS WHICH APPLY TO ALL DES WETLANDS PERMITS:

1. This permit shall be posted on site during construction in a secured manner in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required;
5. This permit shall not be transferred to a new owner or extended beyond the current expiration date without further approval by the Department.

REVIEWED lc APPROVED: Senior Permitting Officer, Wetlands Bureau

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BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.

OWNER'S SIGNATURE (required) CONTRACTOR'S SIGNATURE (required)

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CamScanner

Town of Hampton

August 6, 1998

Mr. Richard Sylvester
549 Ocean Boulevard
Hampton NH 03842

Dear Mr. Sylvester:

This will confirm that on August 5, 1998, the Hampton Planning Board voted to approve the Special permit to extend the existing deck by three feet and replace the railings at 549 Ocean Boulevard, Map 255, Lot 4. This approval is based upon the recommendation as outlined in the Conservation Commission memorandum dated July 30, 1998.

If you have any questions, or we can be of further assistance, please do not hesitate to contact us.

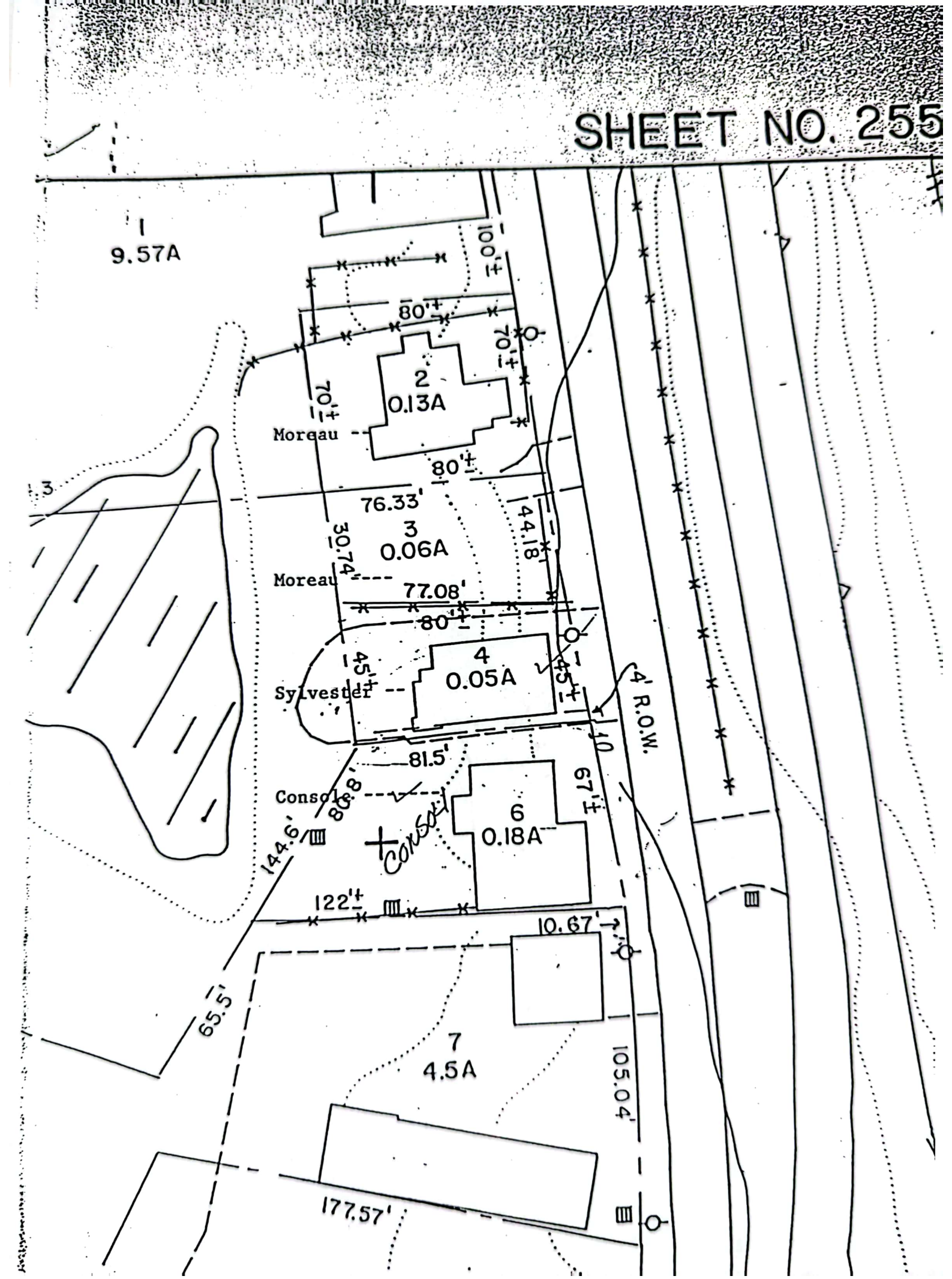
Very truly yours,

THE HAMPTON PLANNING BOARD

Clifton Pratt
Chairman

/jlp

CamScanner


SHEET NO. 255
1
9.57A
100'±
80'±
70'±
2
0.13A
Moreau
80'±
3
76.33'
0.06A
30.74'
44.18'
Moreau
77.08'
80'±
4
0.05A
145'±
Sylvester
4' R.O.W.
10
81.5'
80.8'
Consol
6
0.18A
67'±
144.6'
122'±
10.67'
65.5'
7
4.5A
105.04'
177.57'

CERTIFIED PLOT PLAN

EK SURVEY

17 ROYAL STREET, LAWRENCE, MA. 01841 Tel. 508-975-1413

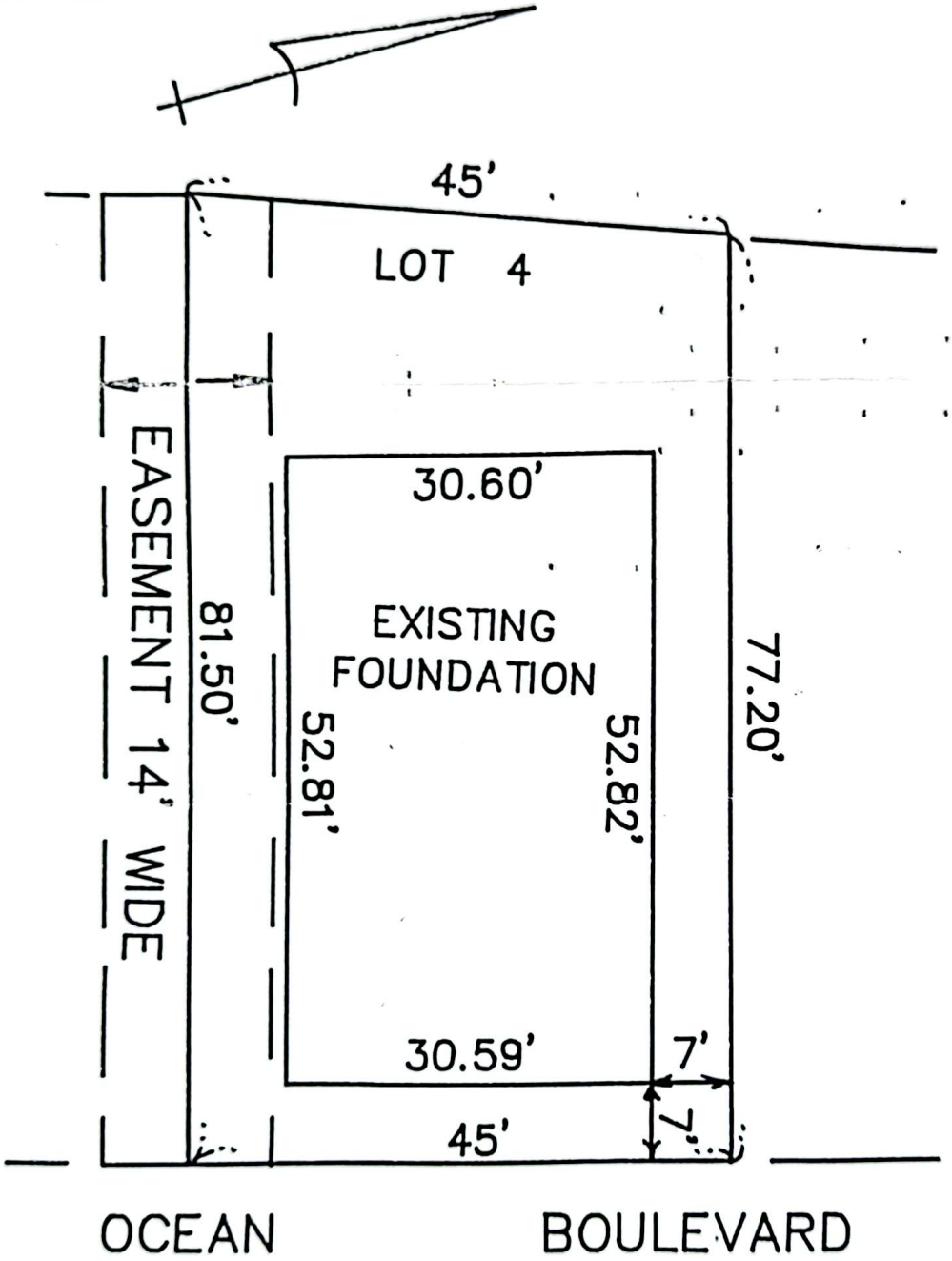
OWNER _____ DEED REF. 2839 PG. 2094

ADDRESS OF PRINCIPLE BUILDING 549 OCEAN BLVD. HAMPTON, N.H.

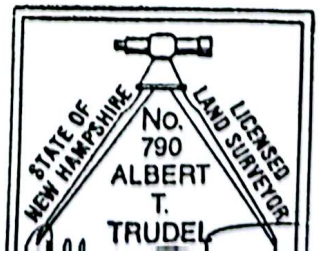
PLAN REF. _____

DATE OF INSPECTION JULY 17, 1993

SCALE: 1" =15'



SYLVESTER LOT



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CERTIFIED PLOT PLAN

EK SURVEY

17 ROYAL STREET, LAWRENCE, MA. 01841 Tel. 508-975-1413

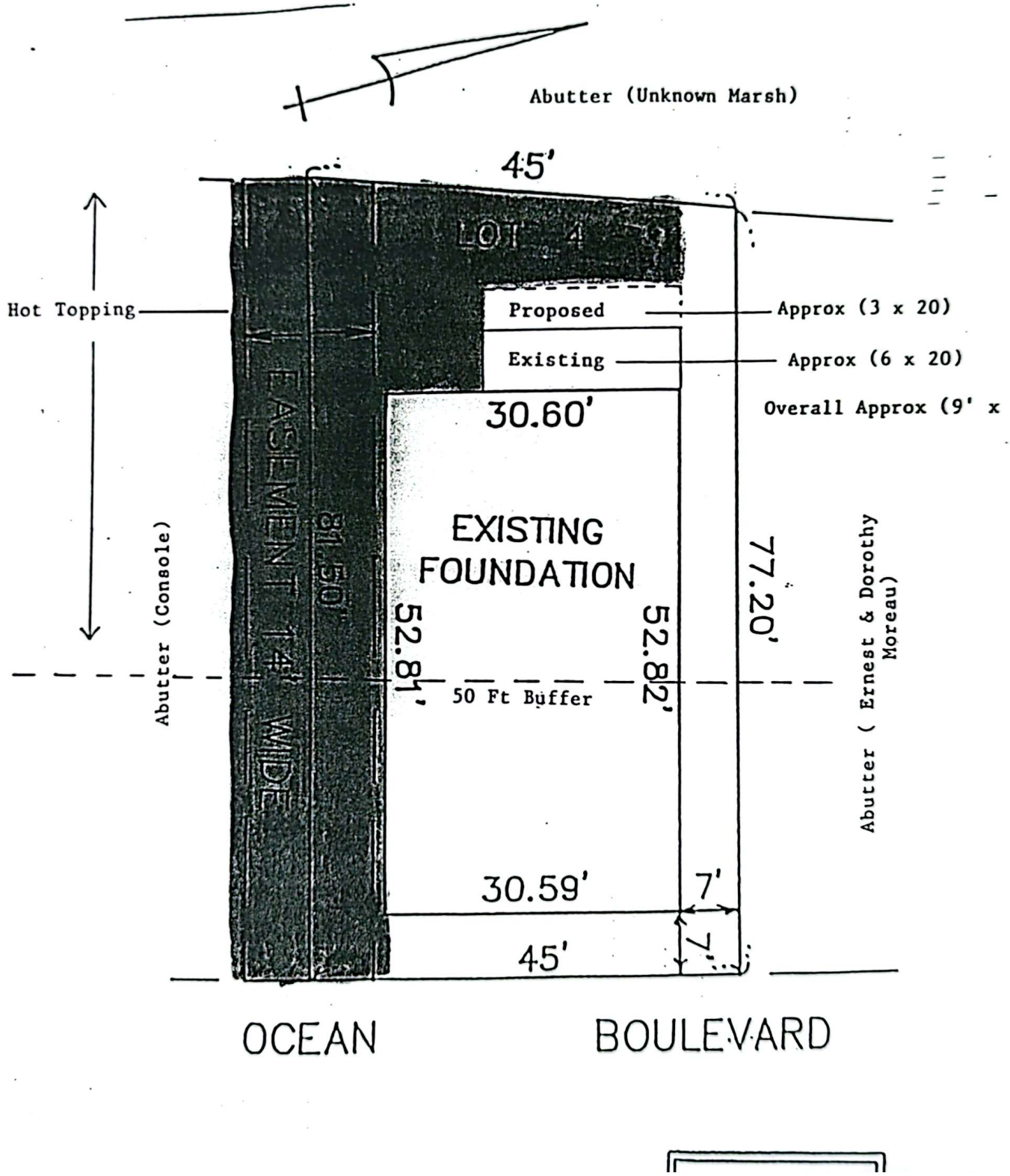
OWNER _____ DEED REF. 2839 PG. 2094

ADDRESS OF PRINCIPLE BUILDING
549 OCEAN BLVD.
HAMPTON, N.H.

PLAN REF. _____

DATE OF INSPECTION JULY 17, 1993

SCALE: 1" =15'



PAID $25 cash

-94-5-407 vP

PERMIT

TOWN OF HAMPTON, N.H.

Date 5-27-94 19____

Granted to	Denise Sylvester
Address	549 Ocean Blvd PHONE: 926-7244
Located at	same 8-2-94 Final
Map & Lot	255-004
Permit to	fence-5'x88'
Conditions	BOCA BASIC BLDG CODE

Fence must not encroach onto any other property.

Value	$3200.
Fee	$25.
Expiration Date	5-27-95

Granting Authority Ronald Jones

Title

Contact this office, 926-6768 for Rough and Final Inspections. completed

CamScanner

State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES
WETLANDS BOARD
64 North Main Street
Post Office Box 2008
Concord, NH 03302-2008
603-271-2147

ROBERT W. VARNEY
COMMISSIONER
DELBERT F. DOWNING
CHAIRMAN

- Director Water Resources
- Director W.S.P.C. Div.
- Director Waste Management
- Director State Planning
- Director Fish and Game
- Commissioner Safety
- Commissioner Transportation
- Commissioner D.R.E.D.
- Municipal Conservation Commission
- Soil and Water Conservation District
- Municipal Official

NOTE - - CONDITIONS

PER ORDER WETLANDS BOARD AND
WATER SUPPLY & POLLUTION CONTROL DIVISION

FIRST TIME EXTENSION
POSTING PERMIT 89-2332
EXPIRATION DATE January 16, 1994

This certifies that Allen B. Morgan Of 549 Ocean Blvd., Hampton, N.H. 03842 On December 31, 1991, was issued a N.H. Wetlands Board permit and Water Supply and Pollution Control non-site specific permit, in accordance with RSA 482-A and RSA 485-A:17, to perform the following activities in or adjacent to:

HAMPTON	UNNAMED WETLAND	MAP 255, LOT #4
(City/Town)	(Waterbody/Wetland)	(Tax Lot #)

PROJECT/DESCRIPTION: Dredge and fill 310 sq.ft. for foundation footing for addition to existing structure, as per plan received 12/27/89 with the following conditions:

In accordance with approved plans on file with the N.H. Wetlands Board.

SPECIFIC CONDITIONS:

1. Limit of landscaped area to be enclosed with orange construction fence and verified in place by Coastal Staff prior to construction.
2. Siltation/ erosion controls to be in place prior to, during construction and to remain until the area is stabilized.
3. Dredge spoils to be placed out of jurisdiction.
4. No further alteration of wetlands for lot development, driveways, or septic systems.

GENERAL CONDITIONS:

THIS PERMIT SHALL BE SIGNED AND POSTED during construction in a secured manner in a prominent place at the site of the approved project.

This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others.

Notify Wetlands Board upon completion as inspection may be performed for conformity with permit.

This permit does not relieve the applicant from the obligation to obtain such local, state or federal permits as may be required.

This permit is not to be transferred to a new owner or extended beyond current expiration date without written request and Wetlands Board approval.

Denise A. Sylvester
OWNER'S SIGNATURE (Required)

NER cont Inc. R. Sylvester
CONTRACTOR'S SIGNATURE (Required)

CamScanner

ELEVATION CERTIFICATE

O.M.B. No 3067-0077
Expires May 31, 1993

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). **Instructions for completing this form can be found on the following pages.**

SECTION A PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

BUILDING OWNER'S NAME: OCEAN REALTY TRUST

POLICY NUMBER:

STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER: 549 OCEAN BLVD

COMPANY NAIC NUMBER:

OTHER DESCRIPTION (Lot and Block Numbers, etc.)

CITY: HAMPTON, STATE: N.H. ZIP CODE: 03842

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (In AO Zones, use depth)
330132	0008	B	July 3, 1986	A-2	9.00

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☒ NGVD '29 ☐ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 8.

2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of ☐☐☐10.0 feet NGVD (or other FIRM datum–see Section B, Item 7).

(b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).

(c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is ☐☐.☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building.

(d). FIRM Zone AO. The floor used as the reference level from the selected diagram is ☐☐.☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown

3. Indicate the elevation datum system used in determining the above reference level elevations: ☒ NGVD '29 ☐ Other (describe under Comments on Page 2). *(NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)*

4. Elevation reference mark used appears on FIRM: ☐ Yes ☒ No (See Instructions on Page 4)

5. The reference level elevation is based on: ☒ actual construction ☐ construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)

6. The elevation of the lowest grade immediately adjacent to the building is: ☐☐☐☐6.1 feet NGVD (or other FIRM datum-see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).
2. Date of the start of construction or substantial improvement _____.

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SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1–A30, AE, AH, A (with BFE),V1–V30,VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features–If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 10

COMMONWEALTH OF MASSACHUSETTS — ALBERT T. TRUDEL No. 26903 — REGISTERED PROFESSIONAL LAND SURVEYOR

ALBERT T. TRUDEL — #790
CERTIFIER'S NAME — LICENSE NUMBER (or Affix Seal)

TITLE — A.T.T. Land Surveying — COMPANY NAME

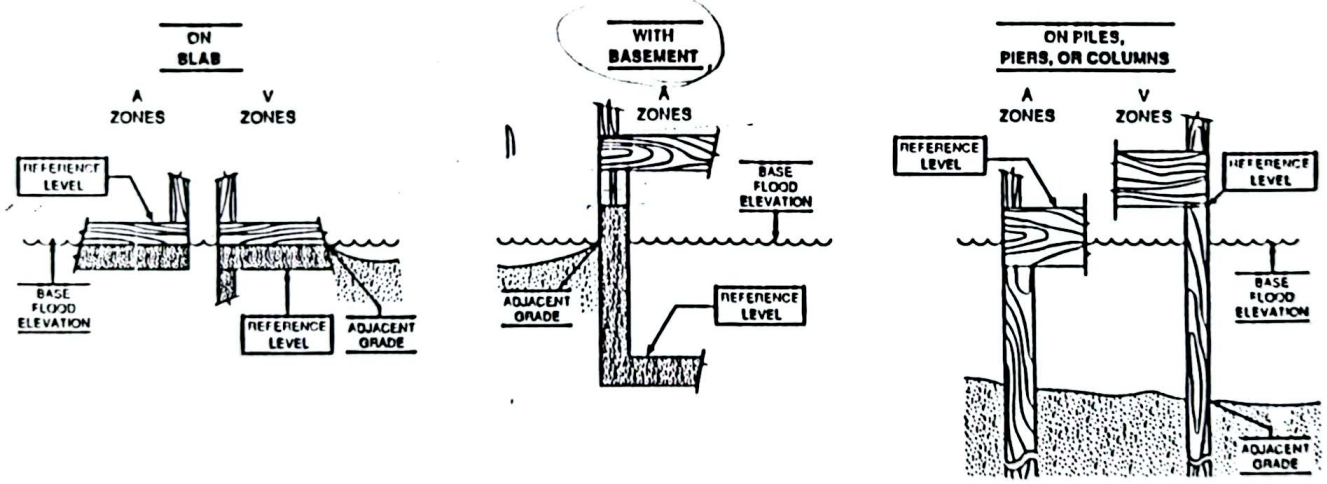
17 Autumn St. — Windham — NH — 03087
ADDRESS — CITY — STATE — ZIP

SIGNATURE — 4-13-93 — DATE — 889-6158 — PHONE

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS:

STATE OF NEW HAMPSHIRE — No. 790 — ALBERT T. TRUDEL — LICENSED LAND SURVEYOR — SIGNATURE



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

Z A-2 330132-0008B
July 3 1986

CamScanner

FIELD COPY

Town of Hampton
136 Winnacunnet Rd
Hampton, NH 03842
Tel. 603-926-6768

BUILDING PERMIT

$500 pd ck#545 D. Sylvester

DATE April 13, 19 93 PERMIT NO. 93-04-142

APPLICANT Ocean Realty Trust ADDRESS 82 Esker Rd, Hampton, NH 03842 (CONTR'S LICENSE)
(NO.) (STREET)

PERMIT TO construct a new (TYPE OF IMPROVEMENT) 2 (NO.) STORY single family dwelling (PROPOSED USE) NUMBER OF DWELLING UNITS 1

AT (LOCATION) 549 Ocean Boulevard (NO.) (STREET) ZONING DISTRICT

BETWEEN (CROSS STREET) AND (CROSS STREET)

SUBDIVISION MAP 255 LOT 004 LOT BLOCK LOT SIZE

BUILDING IS TO BE 30'8" FT. WIDE BY 52'11½" FT. LONG BY FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE 5B USE GROUP R-4 BASEMENT WALLS OR FOUNDATION (TYPE)

REMARKS: TO CONSTRUCT HOUSE ON FOUNDATION PER PLAN

AREA OR VOLUME (CUBIC/SQUARE FEET) ESTIMATED COST $ 100,000. PERMIT FEE $ 500. pd

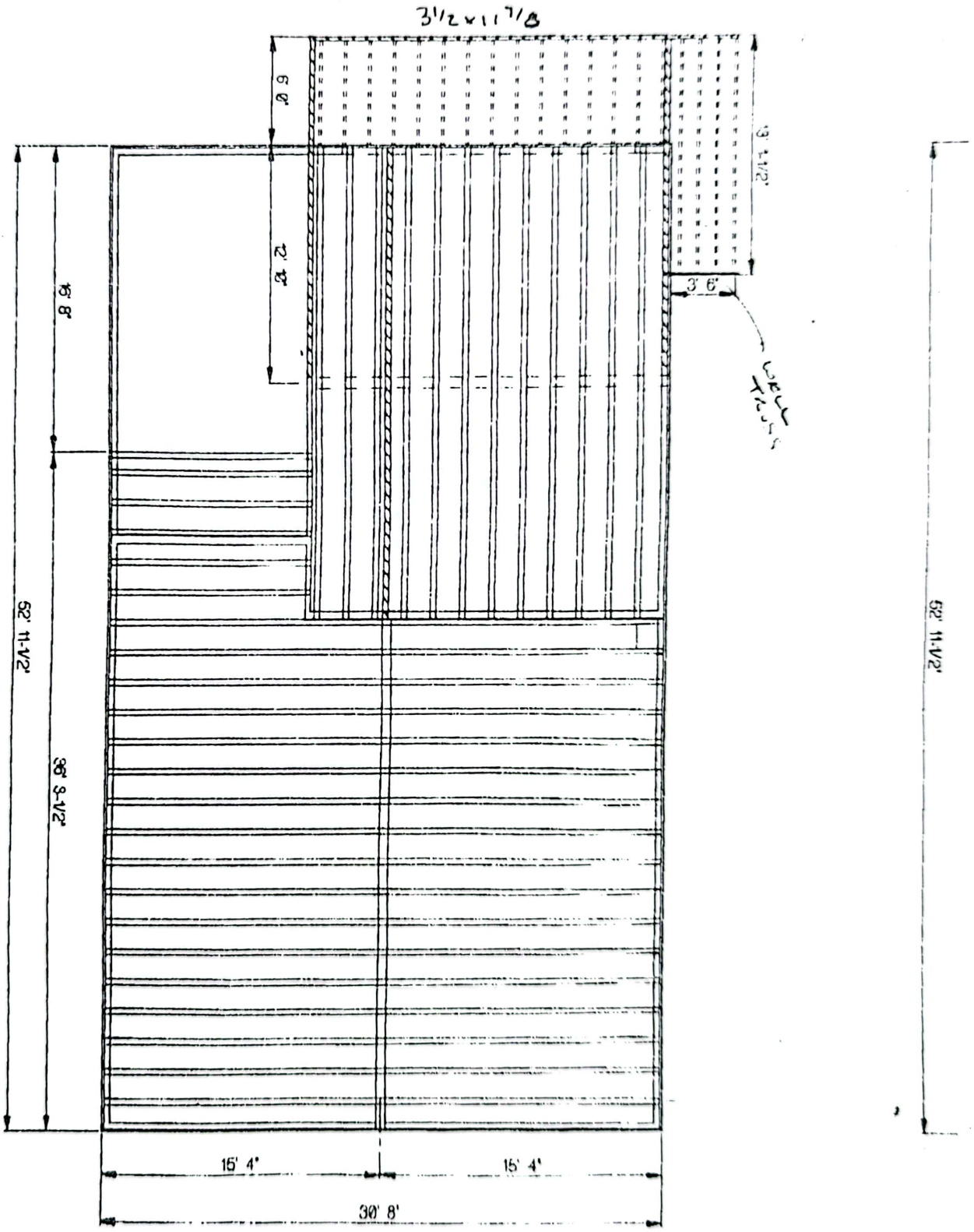
OWNER

ADDRESS

BUILDING DEPT. BY Ronald Lewis

FORM NO. BOCA-BP 1969

CamScanner


3 1/2 x 11 7/8
6' 8"
13' 1-1/2"
2' 8"
3' 6"
16' 8"
52' 11-1/2"
36' 3-1/2"
15' 4"
15' 4"
30' 8"
52' 11-1/2"

STATE OF NEW HAMPSHIRE
EXECUTIVE DEPARTMENT

STEPHEN MERRILL
Governor

Office of Emergency Management
State Office Park South
107 Pleasant Street
Concord, New Hampshire 03301
603/271-2231
1-800-852-3792
FAX 603-225-7341

GEORGE L. IVERSON
Director

May 25, 1993

RECEIVED MAY 28 1993

Mr. & Mrs. Sylvester
82 Esker Road
Hampton, NH 03842

Subject: Building proposed for a site on Ocean Blvd., Hampton

Dear Mr. & Mrs. Sylvester:

Confirming our various phone conversations, I offer the following:

It is my understanding that the proposed building will include a full foundation that will house a garage plus a utility room.

I am further advised that the base flood elevation (BFE) for the location is "elevation 9'".

That being the case, by a copy of this letter, I am advising the Hampton building inspector that he must insist that the floor of the utility portion of the basement be at, or above, the 9 foot mark (above sea level) and that it be separated from the garage portion (the latter can be below 9 feet) by a waterproof divider.

Confirming our calls, there is no waiver possible here and you cannot place the utility room floor area below the BFE.

I am enclosing 3 booklets for your information and ask that you insure the Hampton building inspector that your construction project will be compliant.

Sincerely,

George T. Musler
State NFIP Representative

GTM/hmc
cc: Donald Graves, BI, Hampton
George Hatch, FEMA

Mr. & Mrs. Sylvester, Hampton
ENC.

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TOWN OF HAMPTON

FILE REQUEST FORM

Date: 09/07/24

Address of Property: 549 Ocean Blvd

Information Needed: current ZBA application plus building file

i.e. whatever you've got as usual

☒ Building Department File/Plans

☒ ZBA File

Please and thank you.

Name: Tocky

Phone Number: 603-765-8918

FOR DEPARTMENTAL USE ONLY

Date Retrieved: _____ Date Called: _____

Date Re-filed: _____

Water - Wetlands and Shoreland Permit Application Query

Saturday, Sep. 7, 2024

Return to Blank Query

File Number	1994-01904	Application Type	STANDARD DREDGE AND FILL APPLICATION
Date Received	11/24/1994	Preliminary Category	Y-UNKNOWN
Owner Name	OCEAN REALTY TRUST	Application Status	PERMIT APPROVED
Site Address	549 OCEAN BOULEVARD HAMPTON, ROCKINGHAM	Final Category	Y-UNKNOWN
Site Map/Lot	255 4		
Waterbody Name		DES Reviewer	
		Agent	
Project Description	removed existing old poles and put stone over excavated gravel, just filled where holes were located		
Designated River			

Total Documents Returned: 0

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road Manchester, NH 03103
Telephone: (603) 622-5533 • www.bedforddesign.com

August 26, 2024

Hampton Zoning Board of Adjustments
100 Winnacunnet Road
Hampton, NH 03842

RE: Cover Letter
ZBA Application – Petition for Variances
549 Ocean Boulevard
Tax Map 255 Lot 4
BDC Project No. 1718-03

Dear Zoning Board,

Bedford Design Consultants, Inc. (BDC) is pleased to submit this *Petition for Relief* application for 549 Ocean Boulevard, Hampton, NH, 03842 (Tax Map Lot 255, Lot 4) on behalf of our client, Payne Construction Services, Inc., and the property owner, 549 Juno LLC. According to town records, the lot is zoned as Business Seasonal (BS) and the structure was built in 1993. The finished basement living space is currently below the base flood elevation (8 ft NAVD88) per the FEMA Flood Insurance Rate Map Rockingham County, New Hampshire, panel 441 of 681, Map No. 33015C0441F, effective date January 29, 2021 and as determined by a field survey performed in February, March and June of 2024 by BDC. The purposes of the proposed construction are to improve the flood resilience of the structure by raising the existing house, relocating the house to within the property lines, removing the existing foundation, installing a helical pile foundation and adding necessary stairs to maintain access.

The site is within the Town's Wetland Conservation District as defined in section 2.3.2 of the 2024 Zoning Ordinance. BDC will submit an application to Hampton for applicable wetland permitting. The site is also located within the NHDES 100-foot tidal wetland buffer. Hurley Environmental and Land Planning will submit an application to the NHDES for applicable permitting. To balance the relocation we suggest removing a portion of the existing pavement behind the house.

The proposed construction methods minimize disturbance by implementing helical piles. The proposed construction will be compliant with flood zone VE construction standards as required for substantial improvement of structures within Hampton's Wetland Conservation District.

PETITION# 44-24

PETITION FOR RELIEF

Name: 549 Juno LLC Phone Number: 603-775-3884

Mailing Address: 1 Walton Rd Seabrook, NH 03874

Petitioner's Name (If different from owner): Robert J. Baskerville, PE

Mailing Address: 592 Harvey Rd Manchester NH 03103 Phone Number: 603-622-5533

Option Holder: _____

Property Address: 549 Ocean Blvd Hampton, NH 03842 Map: 255 Lot: 4 Zone: BS

Please check one or more of the following:
Description of Property (check one or more of the following):
___ Vacant Lot ____ Single dwelling unit __X__ Duplex (two dwelling units in one or more buildings)
____ Multi-family (three or more dwelling units in one or more buildings) _____ Commercial

Specify lot size (in feet): Frontage 45.00 Left Side UNK Right Side UNK Rear UNK
* Deed does not specify length of side/rear lot lines. Owner of abutting property to the West (TM 255 Lot 50) unknown.

Leased Land: Is this property now or was this property ever leased land? ___ Yes __X__ No
If yes, attach a copy of the original Deed from the Town and schedule an appointment with the Building Inspector.

Wetlands: Does the proposed project fall within the Town's 50-foot wetland buffer or the100-foot State wetland buffer? __X__ Yes ___No
If yes, and relief is sought only to Section 2.3 of the Zoning Ordinance, "Wetlands Conservation District," schedule an appointment with the Building Inspector.

Flood Zone: Is this property within a flood zone? __X__ Yes ___No If yes, indicate what zone AE8, AE9, AO3

Groundwater Protection District: Is this property within the Groundwater Protection District? ___Yes
__X__ No
If yes, attach a completed *Impervious Coverage Form.*

Please check the appropriate box(es) to indicate the type of relief you are seeking from the Board:

Petition for:	A. Variance	☒	***Appeal of:***	D. Administrative Decision	☐
	B. Special Exception	☐		E. Building Code Decision	☐
	C. Equitable Waiver of Dimensional Requirement	☐			

Revised May 20

SIGNATURE

signing below, acknowledges that the granted variances are only for this proposed plan.
Building Inspector or the Board determines there is a substantive change to the plan; the
no longer valid, and the applicant **is required to submit a new application** to the Board.
, the applicant must ensure that, after this Board's approval all other required approvals are
(e.g., deed restriction relief; Conservation Commission approval, Planning Board approval, State
al, Federal (FEMA) approval etc.) before obtaining a building permit and proceeding with the project.

te: 8/24/24 Signed: _____
(Signature of applicant(s) ***only*** must appear here)

Date: 08/22/2024 Signed: Lance Tortolano Manager
(Signature of current property owner(s) ***only*** must appear here)

DO NOT FILL IN BELOW THIS LINE ... FOR BOARD USE ONLY

Check the appropriate box to indicate the approved motion:

☐ Motion to Grant Petition Vote: _____

☐ Motion to Grant Petition with Conditions Vote: _____
Conditions upon which petition is granted:

_____

_____

_____

☐ Motion to Deny Petition Vote: _____
Findings of Fact for not granting petition:

_____

_____

_____

☐ Motion to Withdraw without Prejudice Vote: _____

Date: _____ Chairman _____

Clerk _____

elief Table – 549 Ocean Boulevard Hampton, NH

s(s) #: (e.g., 4.5.1 setback)	Requirement: (e.g., 20 feet)	Proposed: e.g., 16 feet)
Expansion of Non-onforming Use	The expansion of non-conforming uses and structures is prohibited.	Elevate and relocate existing house such that living space is above base flood elevations and home becomes within property lines. (Remove existing foundation, install VE construction standard compliant helical pile foundation, construct stairs necessary to maintain access to the home, relocate garage to front of home where ground is higher, add necessary pavers to access relocated garage, remove section of pavement in the rear to help balance impervious coverage with existing conditions.)
2.3.4.B.2 WCD Prohibited Use	Except as provided in Sections 2.3.3 A 7 and Section 2.3.4 A above, no structure, impervious surface, parking space or building activity including dredging, filling, or regrading shall be permitted within fifty (50) feet of any tidal or inland wetlands, or any area of very poorly drained soils and poorly drained soils or vernal pool, or within seventy-five (75) feet of the 1st through 4th order streams (as identified in Section 2.3.2 E).	Elevate and relocate existing house such that living space is above base flood elevations and home becomes within property lines. (Remove existing foundation, install VE construction standard compliant helical pile foundation, construct stairs necessary to maintain access to the home, relocate garage to front of home where ground is higher, add necessary pavers to access relocated garage, remove section of pavement in the rear to help

		balance impervious coverage with existing conditions.)
2.3.4.B.3 WCD Prohibited Use	Replaced or repaired structures, including any impervious surface, shall not extend further into the buffer area than the footprint that legally exists at the time of application, nor shall it increase the amount of square footage of impervious surface in the buffer area.	Relocating the house to within the property lines will extend further into the buffer, along with the addition of necessary stairs, to balance this a section of pavement adjacent to the wetland at the rear of the property will be removed as detailed on the plans.
2.3.7.C.2 WCD Special Provisions	For lots that will contain more than one dwelling unit, the minimum lot area per dwelling unit required in the underlying zoning district or 30,000 square feet per dwelling unit (whichever is less) shall be contiguous and outside of the Wetlands Conservation District. The proposed development within the contiguous area shall not result in any permanent adverse impacts to the Wetland Conservation District.	No change in number of dwelling units.
4.5.2 Side Setback	4 feet	0.5 feet (the existing home is currently over the lot line)
4.8 Maximum Percentage Impervious Coverage per lot	75%	80.3% (Existing: 83.6%)
6.3.1 OR	Dwelling units (single, double, multi-family): Two spaces per dwelling unit plus one guest space per eight units. OR	Two parking spaces in garage, stacked parking for two cars behind the house.

6.3.11	On any lot containing one or more residential dwelling units, stacked parking shall constitute one parking space regardless of the number of parking spaces in the stack.	See above

...IFICATE
...ON PETITION
...LIEF USE ONLY

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 08/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

A1. Building Owner's Name: 549 Juno LLC

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 549 Ocean Boulevard

City: Hampton State: NH ZIP Code: 03833

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Tax Map 255 Lot 4

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/Longitude: Lat. 42.921588 Long. -70.798875 Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1625 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: 0 Engineered flood openings: 0

d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: HAMPTON B1.b. NFIP Community Identification Number: 330132

B2. County Name: ROCKINGHAM B3. State: NH B4. Map/Panel No.: 33015CO441 B5. Suffix: F

B6. FIRM Index Date: 01/29/2021 B7. FIRM Panel Effective/Revised Date: 01/29/2021

B8. Flood Zone(s): AO, AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 3, 8, 9

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

g Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

State: NH ZIP Code: 03833

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS - SEE COMMENTS Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	6.7	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	14.6	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	N/A	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	COMMENTS	☐ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	4.9	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	9.9	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	9.4	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Robert J. Baskerville, PE License Number: 5952

Title: President

Company Name: Bedford Design Consultants, Inc.

Address: 592 Harvey Road

City: Manchester State: NH ZIP Code: 03103

Telephone: (603) 622-5533 Ext.: Email: bobb@bedforddesign.com

Signature: Date: 4/24/21

STATE OF NEW HAMPSHIRE – ROBERT J. BASKERVILLE No. 5952 LICENSED PROFESSIONAL ENGINEER

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

B8 - Building to be shifted into flood zone AE(8) only

C2 - CORE STATIONS: DI1075 (NHUN), DR8083 (MATB), DF9215 (ZBW1). See attached OPUS solution.

C2.e - Lowest elevation of M&E not measured, building to be raised

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

...s Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

...g Owner's Name: 549 Juno LLC

Policy Number:

...lding Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
Ocean Boulevard

Company NAIC Number:

...ity: Hampton State: NH ZIP Code: 03833

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
Tax Map 255 Lot 4

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/Longitude: Lat. 42.921591 Long. -70.798902 Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 6

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: 3 Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A8.c: 420 sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: HAMPTON B1.b. NFIP Community Identification Number: 330132

B2. County Name: ROCKINGHAM B3. State: NH B4. Map/Panel No.: 33015CO441 B5. Suffix: F

B6. FIRM Index Date: 01/29/2021 B7. FIRM Panel Effective/Revised Date: 01/29/2021

B8. Flood Zone(s): AO, AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 3, 8, 9

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

RTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

cluding Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
d

State: NH ZIP Code: 03833

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

uilding elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: GPS - SEE COMMENTS Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	12±	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	20±	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	11	☐ feet ☐ meters
d) Attached garage (top of slab):	9	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	TBD	☐ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	4.6±	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	8.5±	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	4.5±	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Robert J. Baskerville, PE License Number: 5952

Title: President

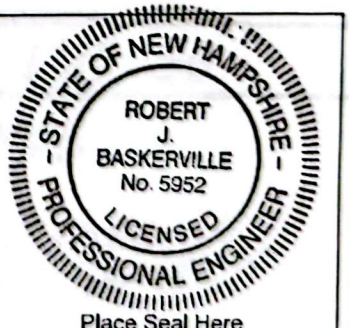
Company Name: Bedford Design Consultants, Inc.

Address: 592 Harvey Road

City: Manchester State: NH ZIP Code: 03103

Telephone: (603) 622-5533 Ext.: Email: bobb@bedforddesign.com

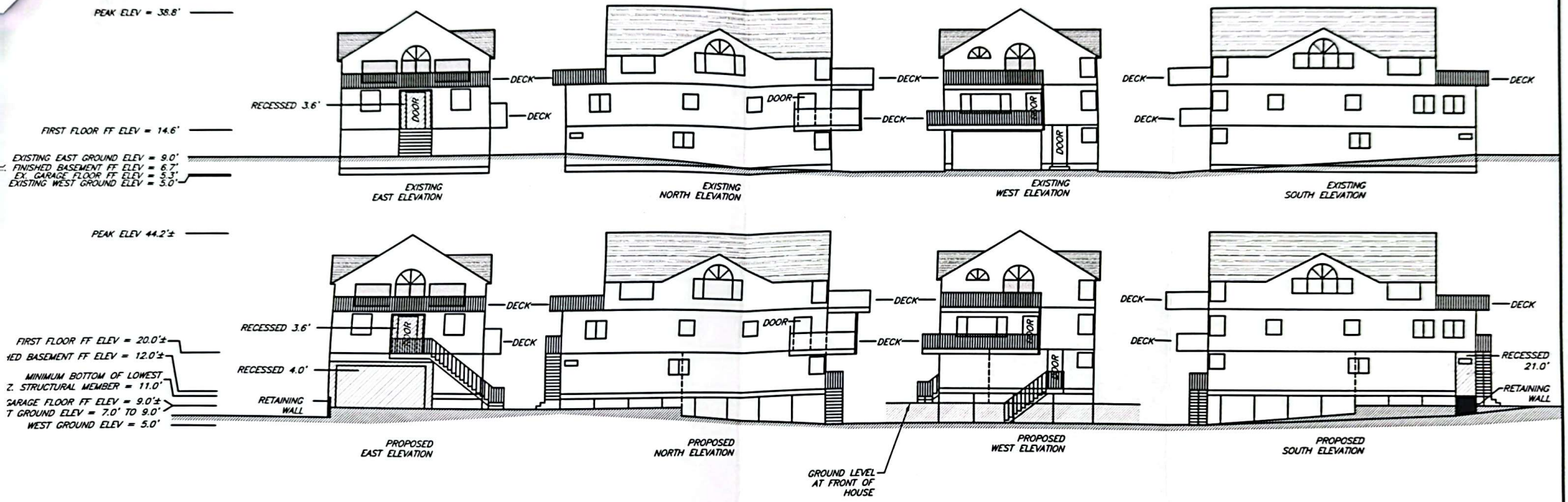
Signature: Date: 8/24/2024



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
B8 - Building in flood zone AE(8) only


PEAK ELEV = 38.8'
FIRST FLOOR FF ELEV = 14.6'
EXISTING EAST GROUND ELEV = 9.0'
FINISHED BASEMENT FF ELEV = 6.7'
EX. GARAGE FLOOR FF ELEV = 5.3'
EXISTING WEST GROUND ELEV = 5.0'
RECESSED 3.6'
DECK
DOOR
EXISTING EAST ELEVATION
EXISTING NORTH ELEVATION
EXISTING WEST ELEVATION
EXISTING SOUTH ELEVATION
PEAK ELEV 44.2'±
FIRST FLOOR FF ELEV = 20.0'±
ED BASEMENT FF ELEV = 12.0'±
MINIMUM BOTTOM OF LOWEST
Z. STRUCTURAL MEMBER = 11.0'
GARAGE FLOOR FF ELEV = 9.0'±
T GROUND ELEV = 7.0' TO 9.0'
WEST GROUND ELEV = 5.0'
RECESSED 3.6'
RECESSED 4.0'
RETAINING WALL
RECESSED 21.0'
PROPOSED EAST ELEVATION
PROPOSED NORTH ELEVATION
PROPOSED WEST ELEVATION
PROPOSED SOUTH ELEVATION
GROUND LEVEL AT FRONT OF HOUSE

TAX MAP 266 LOT 36

ELEVATIONS

LAND LOCATED AT:

549 OCEAN BOULEVARD
HAMPTON, NEW HAMPSHIRE

PREPARED FOR:
PAYNE CONSTRUCTION SERVICES, INC.
P.O. BOX 6
CENTER STRAFFORD, NH 03815

PROPERTY OWNER:
549 JUNO LLC
1 WALTON RD
SEABROOK, NH 03874

SCALE: NOT TO SCALE	AUGUST 22, 2024				SHEET 1 OF 1
DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1718-03
S.N.P.	S.N.P.	R.J.B.	679	002	

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5533
www.bedforddesign.com

Safe
ME·NH·RI·VT

PLAN REFERENCE

1. "PLAT OF LAND FOR MARIE A. O'DONNOR IN HAMPTON, N.H." DATED NOVEMBER 1978, PREPARED BY PARKER SURVEY ASSOC., INC., R.C.R.D. PLAN #9446.
2. "SITE PLAN OF ISLAND VIEW CONDOMINIUMS HAMPTON BEACH, N.H. FOR: RICHARD D. & DEBORAH G. ROY" DATED MAY 1982, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., R.C.R.D. PLAN # 10809.
3. "PLAT OF LAND IN HAMPTON, NH, SHOWING A BOUNDARY SURVEY AT 533 OCEAN BOULEVARD (ASSESSORS MAP 255, LOT 2)" DATED APR. 20, 2017, PREPARED BY MILLENNIUM ENGINEERING INC., R.C.R.D. PLAN #40988.

SURVEYOR CERTIFICATION

"I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

LICENSED LAND SURVEYOR — 8.24.24 DATE

STATE OF NEW HAMPSHIRE — No. 839 — CRAIG A. FRANCISCO — SIGNATURE — LICENSED LAND SURVEYOR

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS OF BSC GROUP IN MARCH 2024, UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFICATION AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE, (2018).
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, LOWELL, MA.
4. NH DEPARTMENT OF ENVIRONMENTAL SERVICES, 2018 NEW HAMPSHIRE STORMWATER MANUAL VOLUME 2: POLLUTION CONTROL, COMMISSION, LOWELL, MA.
5. NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2018).

LUKE HURLEY — STATE OF NEW HAMPSHIRE — 8/25/24 — No. 232 — CERTIFIED WETLAND SCIENTIST

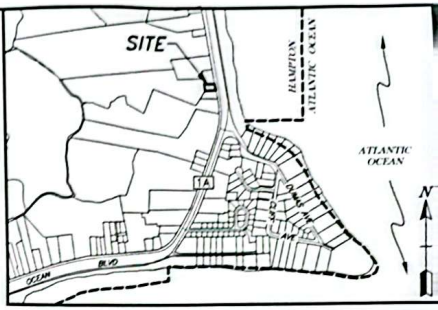
LEGEND

- BOUNDARY/PROPERTY LINE
- LINE USED FOR AREA CALCS
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ROAD/DRIVEWAY
- EXISTING CURBING
- S — EXISTING SEWER LINE
- GAS — EXISTING GAS LINE
- OHW — EXISTING OVERHEAD UTILITIES
- W — EXISTING WATER LINE
- EXISTING VINYL FENCE
- EXISTING RETAINING WALL
- EXISTING 100 YEAR FLOOD ZONE LINE
- EXISTING BUILDING LOCATION
- EXISTING DECK
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING STEPS
- 5 — EXISTING 1 FT CONTOURS
- 6 — EXISTING 2 FT CONTOURS
- EXISTING SEWER MANHOLE
- EXISTING WATER SHUTOFF
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING BUSH
- VGC — EXISTING VERTICAL GRANITE CURB
- CCB — EXISTING CAPE COD BERM CURB
- SWL — EXISTING SOLID WHITE LINE
- DWL — EXISTING DASHED WHITE LINE
- TBR — TO BE REMOVED
- EXISTING LANDSCAPED AREAS
- EXISTING ACCESS EASEMENT (SEE NOTE #8)

ADDITIONAL ABUTTER

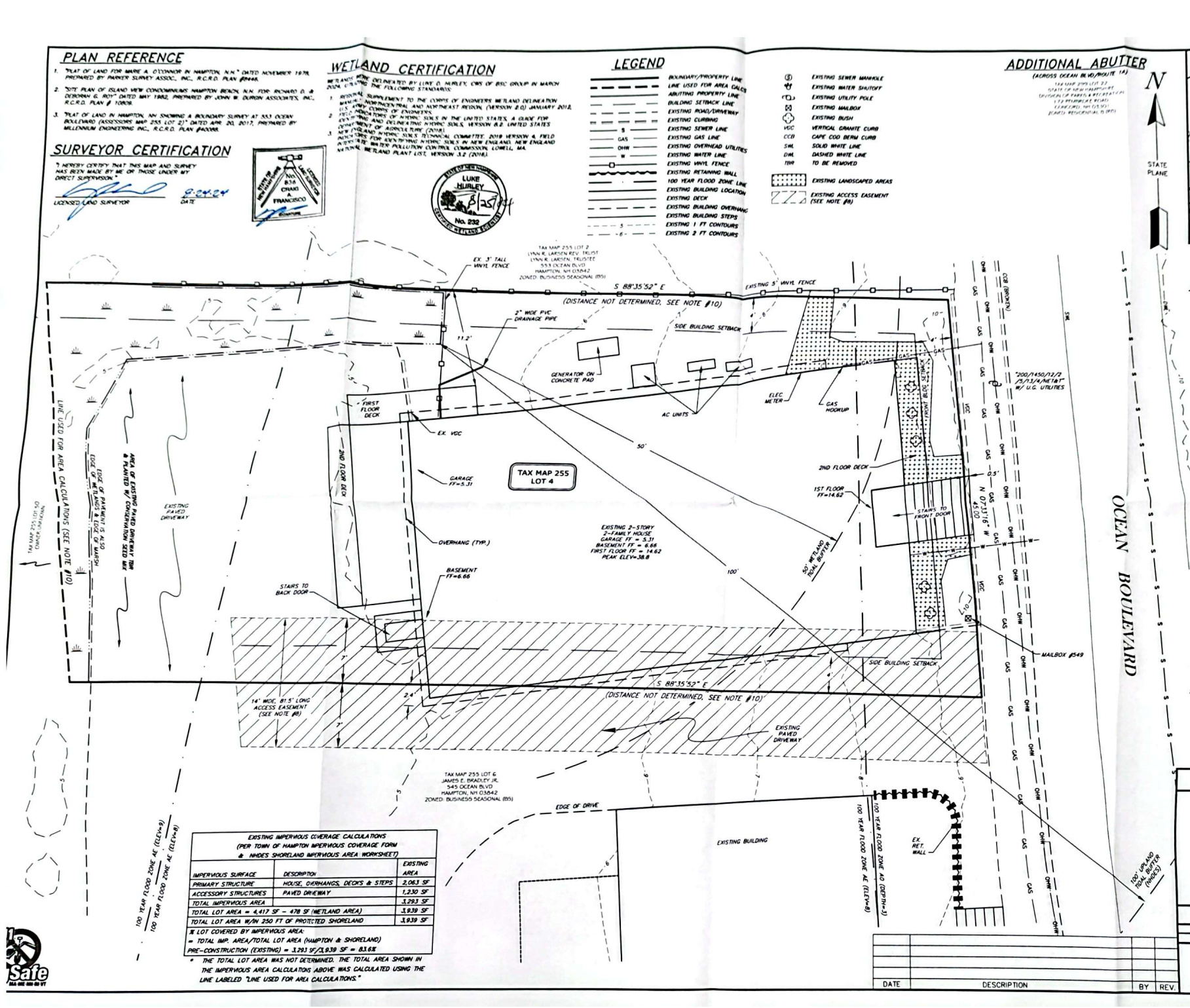
(ACROSS OCEAN BLVD/ROUTE 1A)

TAX MAP 255/LOT 22
STATE OF NEW HAMPSHIRE
DEPARTMENT OF PARKS & RECREATION
173 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
ZONED: RESIDENTIAL B (RB)



LOCUS MAP

SCALE: 1"=500'



NOTES:

1. OWNER OF RECORD:
   TAX MAP 255 LOT 4
   549 JUNO LLC
   1 WALTON ROAD
   SEABROOK, NH 03874
   BOOK 6513 PAGE 785
2. THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY LOCATION, ANY VISIBLE IMPROVEMENTS, AND THE LOCATION OF THE EXISTING 2-STORY, 2-FAMILY HOUSE LOCATED ON TAX MAP 255 LOT 4.
3. THE TOTAL LOT AREA WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN THE IMPERVIOUS AREA CALCULATIONS WAS CALCULATED USING THE LINE LABELLED "LINE USED FOR AREA CALCULATIONS."
4. CURRENT ZONING: BUSINESS SEASONAL (BS) & WETLAND CONSERVATION DISTRICT (WCD)
5. DIMENSIONAL REQUIREMENTS:
   PER "ATTACHMENT A, ARTICLE IV DIMENSIONAL REQUIREMENTS TABLE 6 AND FOOTNOTES" OF THE 2024 ZONING ORDINANCE, BUILDING CODES AND IMPACT FEE ORDINANCE FOR THE TOWN OF HAMPTON).

MINIMUM LOT SIZE	5,000 SF
MIN. LOT AREA/DWELLING UNIT	2,500 SF
MINIMUM FRONTAGE	20 FT
MIN. SQUARE W/IN LOT LINES	15 FT X 15 FT *
MAX BUILDING HEIGHT	50 FT
FRONT/SIDE/REAR SETBACK	4 FT
MIN. SF/DWELLING UNIT	330
MAX % IMPERVIOUS COVERAGE/LOT	75%
WETLAND TIDAL BUFFER	50'
NHDES UPLAND TIDAL BUFFER	100'

   * A LOT MUST BE ABLE TO CONTAIN W/IN THE PROPERTY LINES AND TOUCHING THE FRONT LOT LINE, A SQUARE WHOSE SIDES ARE EQUAL IN LENGTH TO 75% OF THE FRONTAGE REQUIREMENT.
6. ANY PORTION OF THIS SITE THAT IS WITHIN 250' OF ANY PUBLIC WATER OF THE STATE OF NEW HAMPSHIRE IS SUBJECT TO THE SHORELAND WATER QUALITY PROTECTION ACT (RSA 483-B).
7. THE MAJORITY OF THIS SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE AE, ELEVATION 8 AND IT IS ALSO PARTIALLY LOCATED IN ZONE AE, ELEVATION 9, AND ZONE AO, DEPTH 3, PER FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 441 OF 681, MAP NUMBER 33015C0441F, EFFECTIVE DATE JANUARY 29, 2021.
8. THERE EXISTS AN ACCESS EASEMENT THAT BENEFITS BOTH TAX MAP 255 LOT 4 AND LOT 6 THAT ALLOWS BOTH TO PASS AND REPASS OVER A STRIP OF LAND SEVEN (7) FEET IN WIDTH ADJACENT TO THE SOUTHERLY LINE OF TAX MAP 255 LOT 4, A DISTANCE OF 81.5 FEET, MORE OR LESS, ALONG THE NORTHERLY BOUND OF TAX MAP 255 LOT 6 AS DESCRIBED IN DEED BOOK 6513 PAGE 785.
9. THIS PLAN AND TOPOGRAPHIC INFORMATION FOR THIS SITE IS BASED ON PUBLICLY AVAILABLE LIDAR INFORMATION FROM NHGRANIT AND VERIFIED BY SURVEY FIELD WORK PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC. IN FEBRUARY, MARCH & JUNE OF 2024 UTILIZING CARLSON BRX7 GPS RECEIVERS AND A CARLSON CRX-5 ROBOTIC TOTAL STATION. HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE NAD 83 AND VERTICAL DATUM IS NAVD 1988 BASED ON A STATIC GPS OBSERVATION AND OPUS SOLUTION.
10. BEDFORD DESIGN CONSULTANTS DID NOT PERFORM A BOUNDARY SURVEY OF THIS PROPERTY. BOUNDARY INFORMATION WAS CALCULATED FROM THE REFERENCED PLANS. BEDFORD DESIGN CONSULTANTS DID NOT DETERMINE THE WESTERN (REAR) PROPERTY LINE.
11. UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON PAINT MARKS LOCATED ON THE GROUND. ALWAYS CALL DIGSAFE PRIOR TO EXCAVATION.

SCALE: 1"=5'

5 0 2.5 5 10 20

GRAPHIC SCALE

EXISTING IMPERVIOUS COVERAGE CALCULATIONS
(PER TOWN OF HAMPTON IMPERVIOUS COVERAGE FORM & NHDES SHORELAND IMPERVIOUS AREA WORKSHEET)

IMPERVIOUS SURFACE	DESCRIPTION	EXISTING AREA
PRIMARY STRUCTURE	HOUSE, OVERHANGS, DECK's & STEPS	2,063 SF
ACCESSORY STRUCTURES	PAVED DRIVEWAY	1,230 SF
TOTAL IMPERVIOUS AREA		3,293 SF
TOTAL LOT AREA = 4,417 SF - 478 SF (WETLAND AREA)		3,939 SF
TOTAL LOT AREA W/IN 250 FT OF PROTECTED SHORELAND		3,939 SF

% LOT COVERED BY IMPERVIOUS AREA:
= TOTAL IMP. AREA/TOTAL LOT AREA (HAMPTON & SHORELAND)
PRE-CONSTRUCTION (EXISTING) = 3,293 SF/3,939 SF = 83.6%

* THE TOTAL LOT AREA WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN THE IMPERVIOUS AREA CALCULATIONS ABOVE WAS CALCULATED USING THE LINE LABELED "LINE USED FOR AREA CALCULATIONS."

DATE	DESCRIPTION	BY	REV.

TAX MAP 255 LOT 4

EXISTING CONDITIONS PLAN
549 OCEAN BOULEVARD

LOCATED AT:
549 OCEAN BOULEVARD
HAMPTON, NEW HAMPSHIRE

PREPARED FOR:
PAYNE CONSTRUCTION SERVICES, INC.
ATTN: GEOFF GOSS
P.O. BOX 6
CENTER STRAFFORD, NH 03815

PROPERTY OWNER:
549 JUNO LLC
1 WALTON ROAD
SEABROOK, NH 03874

SCALE: 1" = 10'	FEBRUARY 16, 2024	SHEET 1 O

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1716
M.K.H.	M.K.H.	C.A.F.	679	002	

Bedford Design Consultants Inc
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5533
www.bedforddesign.com

PLAN REFERENCE

1. "PLAT OF LAND FOR MARIE A. O'CONNOR IN HAMPTON, N.H." DATED NOVEMBER 1978, PREPARED BY PARKER SURVEY ASSOC., INC., R.C.R.D. PLAN #8448.
2. "SITE PLAN OF ISLAND VIEW CONDOMINIUMS HAMPTON BEACH, N.H. FOR RICHARD D. & DEBORAH G. ROY" DATED MAY 1982, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., R.C.R.D. PLAN # 10808.
3. "PLAT OF LAND IN HAMPTON, NH SHOWING A BOUNDARY SURVEY AT 553 OCEAN BOULEVARD (ASSESSORS MAP 255 LOT 2)" DATED APR. 20, 2017, PREPARED BY MILLENNIUM ENGINEERING INC., R.C.R.D. PLAN #40088.

SURVEYOR CERTIFICATION

"I HEREBY CERTIFY THAT THIS MAP AND SURVEY WAS BEEN MADE BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

LICENSED LAND SURVEYOR — DATE 8.24.24

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 834 — CRAIG A. FRANCISCO — SIGNATURE

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS OF BSC GROUP IN MARCH 2024, UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
4. NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2018).

STATE OF NEW HAMPSHIRE — LUKE HURLEY — 8/25/24 — No. 232 — CERTIFIED WETLAND SCIENTIST

LEGEND

- BOUNDARY/PROPERTY LINE
- LINE USED FOR AREA CALCS
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ROAD/DRIVEWAY
- EXISTING CURBING
- S — EXISTING SEWER LINE
- GAS — EXISTING GAS LINE
- OHW — EXISTING OVERHEAD UTILITIES
- W — EXISTING WATER LINE
- EXISTING VINYL FENCE
- EXISTING RETAINING WALL
- 100 YEAR FLOOD ZONE LINE
- EXISTING BUILDING LOCATION
- EXISTING DECK
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING STEPS
- 5 — EXISTING 1 FT CONTOURS
- 6 — EXISTING 2 FT CONTOURS

TAX MAP 255 LOT 2
LYNN R. LARSEN REV. TRUST
LYNN R. LARSEN, TRUSTEE
553 OCEAN BLVD
HAMPTON, NH 03842
ZONED: BUSINESS SEASONAL (BS)

EX. 3' TALL VINYL FENCE

S 88°35'52" E
(DISTANCE NOT DETERMINED, SEE NOTE #10)

2" WIDE PVC DRAINAGE PIPE

11.2'

SIDE BUILDING SETBACK

GENERATOR ON CONCRETE PAD

AC UNITS

FIRST FLOOR DECK

EX. VGC

50'

2ND FLOOR DECK

GARAGE FF=5.31

TAX MAP 255 LOT 4

EXISTING 2-STORY 2-FAMILY HOUSE
GARAGE FF = 5.31
BASEMENT FF = 6.66
FIRST FLOOR FF = 14.62
PEAK ELEV=38.8

OVERHANG (TYP.)

BASEMENT FF=6.66

STAIRS TO BACK DOOR

LINE USED FOR AREA CALCULATIONS (SEE NOTE #10)

TAX MAP 255 LOT 50
OWNER UNKNOWN

EDGE OF PAVEMENT IS ALSO EDGE OF WETLANDS & EDGE OF MARSH

EXISTING PAVED DRIVEWAY

AREA OF EXISTING PAVED DRIVEWAY TBR & PLANTED W/ CONSERVATION SEED MIX

7'

2.4'

7'

14' WIDE, 81.5' LONG ACCESS EASEMENT (SEE NOTE #8)

S 88°35'52" E
(DISTANCE NOT DETERMINED)

TAX MAP 255 LOT 6
JAMES E. BRADLEY JR.
545 OCEAN BLVD
HAMPTON, NH 03842
ZONED: BUSINESS SEASONAL (BS)

EDGE OF DRIVE

100 YEAR FLOOD ZONE AE (ELEV=9)

100 YEAR FLOOD ZONE AE (ELEV=8)

EXISTING IMPERVIOUS COVERAGE CALCULATIONS (PER TOWN OF HAMPTON IMPERVIOUS COVERAGE FORM & NHDES SHORELAND IMPERVIOUS AREA WORKSHEET)		
IMPERVIOUS SURFACE	DESCRIPTION	EXISTING AREA
PRIMARY STRUCTURE	HOUSE, OVERHANGS, DECKS & STEPS	2,063 SF
ACCESSORY STRUCTURES	PAVED DRIVEWAY	1,230 SF
TOTAL IMPERVIOUS AREA		3,293 SF
TOTAL LOT AREA = 4,417 SF - 478 SF (WETLAND AREA)		3,939 SF
TOTAL LOT AREA W/IN 250 FT OF PROTECTED SHORELAND		3,939 SF
% LOT COVERED BY IMPERVIOUS AREA: = TOTAL IMP. AREA/TOTAL LOT AREA (HAMPTON & SHORELAND) PRE-CONSTRUCTION (EXISTING) = 3,293 SF/3,939 SF = 83.6%		

* THE TOTAL LOT AREA WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN THE IMPERVIOUS AREA CALCULATIONS ABOVE WAS CALCULATED USING THE LINE LABELED "LINE USED FOR AREA CALCULATIONS."

811 DigSafe MA ME NH RI VT

G:\PROJECT\718003 Payne 549 Ocean Blvd\DWG\718003sv01.dwg

ADDITIONAL ABUTTER

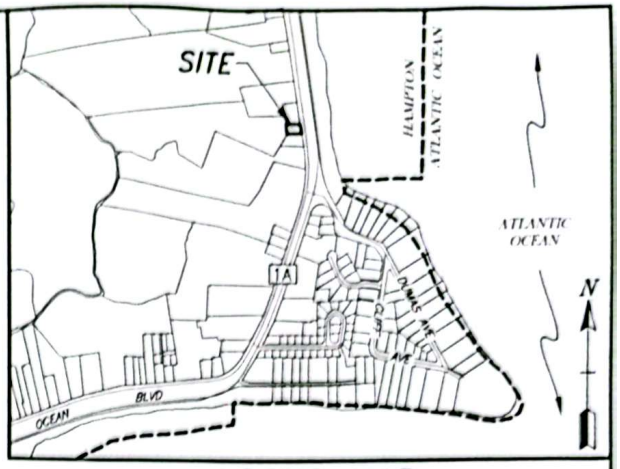
(ACROSS OCEAN BLVD/ROUTE 1A)

TAX MAP 299 LOT 22
STATE OF NEW HAMPSHIRE
DIVISION OF PARKS & RECREATION
72 PEMBROKE ROAD
CONCORD, NH 03301
ZONED: RESIDENTIAL B (RB)

- EXISTING SEWER MANHOLE
- EXISTING WATER SHUTOFF
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING BUSH
- VGC VERTICAL GRANITE CURB
- CCB CAPE COD BERM CURB
- SWL SOLID WHITE LINE
- DWL DASHED WHITE LINE
- TBR TO BE REMOVED
- EXISTING LANDSCAPED AREAS
- EXISTING ACCESS EASEMENT (SEE NOTE #8)

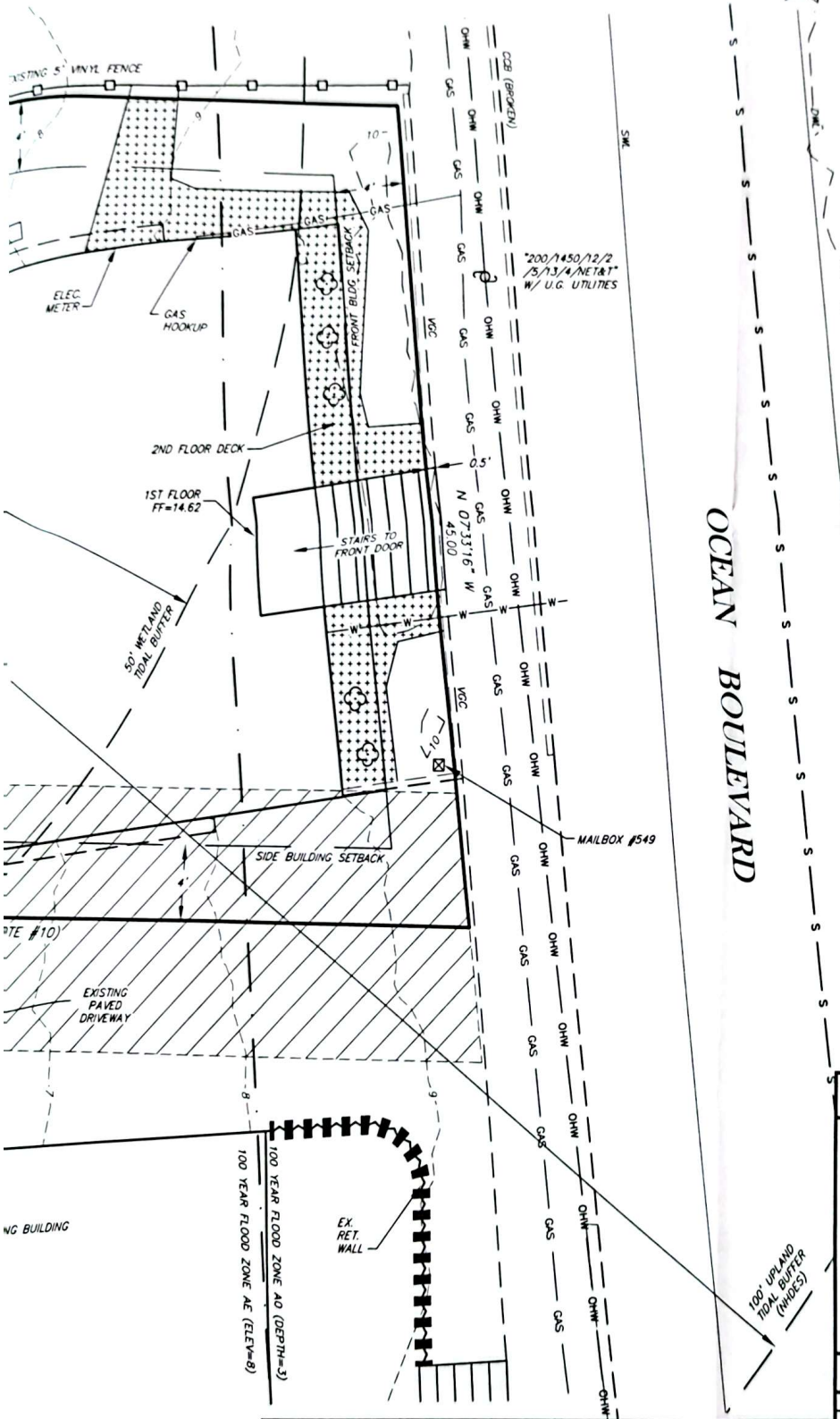
N

STATE PLANE



LOCUS MAP

SCALE: 1"=500'



NOTES:

1. OWNER OF RECORD:

   TAX MAP 255 LOT 4
   549 JUNO LLC
   1 WALTON ROAD
   SEABROOK, NH 03874
   BOOK 6513 PAGE 785

2. THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY LOCATION, ANY VISIBLE IMPROVEMENTS, AND THE LOCATION OF THE EXISTING 2-STORY, 2-FAMILY HOUSE LOCATED ON TAX MAP 255 LOT 4.

3. THE TOTAL LOT AREA WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN THE IMPERVIOUS AREA CALCULATIONS WAS CALCULATED USING THE LINE LABELED "LINE USED FOR AREA CALCULATIONS."

4. CURRENT ZONING: BUSINESS SEASONAL (BS) & WETLAND CONSERVATION DISTRICT (WCD)

5. DIMENSIONAL REQUIREMENTS
   (PER "ATTACHMENT A, ARTICLE IV DIMENSIONAL REQUIREMENTS TABLE II AND FOOTNOTES" OF THE 2024 ZONING ORDINANCE, BUILDING CODES AND IMPACT FEE ORDINANCE FOR THE TOWN OF HAMPTON).

MINIMUM LOT SIZE	5,000 SF
MIN. LOT AREA/DWELLING UNIT	2,500 SF
MINIMUM FRONTAGE	20 FT
MIN. SQUARE W/IN LOT LINES	15 FT X 15 FT *
MAX BUILDING HEIGHT	50 FT
FRONT/SIDE/REAR SETBACK	4 FT
MIN. SF/DWELLING UNIT	330
MAX % IMPERVIOUS COVERAGE/LOT	75%
WETLAND TIDAL BUFFER	50'
NHDES UPLAND TIDAL BUFFER	100'

   * A LOT MUST BE ABLE TO CONTAIN W/IN THE PROPERTY LINES AND TOUCHING THE FRONT LOT LINE, A SQUARE WHOSE SIDES ARE EQUAL IN LENGTH TO 75% OF THE FRONTAGE REQUIREMENT.

6. ANY PORTION OF THIS SITE THAT IS WITHIN 250' OF ANY PUBLIC WATER OF THE STATE OF NEW HAMPSHIRE IS SUBJECT TO THE SHORELAND WATER QUALITY PROTECTION ACT (RSA 483-B).

7. THE MAJORITY OF THIS SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE AE, ELEVATION 8 AND IT IS ALSO PARTIALLY LOCATED IN ZONE AE, ELEVATION 9, AND ZONE AO, DEPTH 3, PER FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 441 OF 681, MAP NUMBER 33015C0441F, EFFECTIVE DATE JANUARY 29, 2021.

8. THERE EXISTS AN ACCESS EASEMENT THAT BENEFITS BOTH TAX MAP 255 LOT 4 AND LOT 6 THAT ALLOWS BOTH TO PASS AND REPASS OVER A STRIP OF LAND SEVEN (7) FEET IN WIDTH ADJACENT TO THE SOUTHERLY LINE OF TAX MAP 255 LOT 4, A DISTANCE OF 81.5 FEET, MORE OR LESS, ALONG THE NORTHERLY BOUND OF TAX MAP 255 LOT 6 AS DESCRIBED IN DEED BOOK 6513 PAGE 785.

9. THIS PLAN AND TOPOGRAPHIC INFORMATION FOR THIS SITE IS BASED ON PUBLICLY AVAILABLE LIDAR INFORMATION FROM NHGRANIT AND VERIFIED BY SURVEY FIELD WORK PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC. IN FEBRUARY, MARCH & JUNE OF 2024 UTILIZING CARLSON BRX-7 GPS RECEIVERS AND A CARLSON CRX-5 ROBOTIC TOTAL STATION. HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE NAD 83 AND VERTICAL DATUM IS NAVD 1988 BASED ON A STATIC GPS OBSERVATION AND OPUS SOLUTION.

10. BEDFORD DESIGN CONSULTANTS DID NOT PERFORM A BOUNDARY SURVEY OF THIS PROPERTY. BOUNDARY INFORMATION WAS CALCULATED FROM THE REFERENCED PLANS. BEDFORD DESIGN CONSULTANTS DID NOT DETERMINE THE WESTERN (REAR) PROPERTY LINE.

11. UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON PAINT MARKS LOCATED ON THE GROUND. ALWAYS CALL DIGSAFE PRIOR TO EXCAVATION.

SCALE: 1"=5'

5 0 2.5 5 10 20

GRAPHIC SCALE

DATE	DESCRIPTION	BY	REV.

TAX MAP 255 LOT 4

EXISTING CONDITIONS PLAN
549 OCEAN BOULEVARD

LOCATED AT:

549 OCEAN BOULEVARD
HAMPTON, NEW HAMPSHIRE

PREPARED FOR:
PAYNE CONSTRUCTION SERVICES, INC.
ATTN: GEOFF GOSS
P.O. BOX 6
CENTER STRAFFORD, NH 03815

PROPERTY OWNER:
549 JUNO LLC
1 WALTON ROAD
SEABROOK, NH 03874

SCALE: 1" = 10'	FEBRUARY 16, 2024	SHEET 1 OF 1

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1718-C
M.K.H.	M.K.H.	C.A.F.	679	002	

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5533
www.bedforddesign.com

TED NOVEMBER 1978,
=46.
H. FOR: RICHARD D. &
IRGIN ASSOCIATES, INC.,
AT 553 OCEAN
P, PREPARED BY

STATE OF NEW HAMPSHIRE
No. 836
CRAIG A. FRANCISCO
LICENSED LAND SURVEYOR
SIGNATURE

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS OF BSC GROUP IN MARCH 2024, UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
4. NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

STATE OF NEW HAMPSHIRE
LUKE HURLEY
8/25/2024
No. 232
CERTIFIED WETLAND SCIENTIST

LEGEND

- BOUNDARY/PROPERTY LINE
- LINE USED FOR AREA CALCS
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ROAD/DRIVEWAY
- EXISTING CURBING
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER LINE
- EXISTING VINYL FENCE
- EXISTING RETAINING WALL
- 100 YEAR FLOOD ZONE LINE
- EXISTING BUILDING LOCATION
- EXISTING DECK
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING STEPS
- EXISTING 1 FT CONTOURS
- EXISTING 2 FT CONTOURS
- EXISTING SEWER MANHOLE
- EXISTING WATER SHUTOFF
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING BUSH
- VGC VERTICAL GRANITE CURB
- CCB CAPE COD BERM CURB
- SWL SOLID WHITE LINE
- DWL DASHED WHITE LINE
- TBR TO BE REMOVED
- EXISTING LANDSCAPED AREAS
- EXISTING ACCESS EASEMENT (SEE NOTE #8)

ADD

TAX MAP 255 LOT 2
LYNN R. LARSEN REV. TRUST
LYNN R. LARSEN, TRUSTEE
553 OCEAN BLVD
HAMPTON, NH 03842
ZONED: BUSINESS SEASONAL (BS)

EX. 3' TALL VINYL FENCE
S 88°35'52" E
(DISTANCE NOT DETERMINED, SEE NOTE #10)
EXISTING 5' VINYL FENCE
2" WIDE PVC DRAINAGE PIPE
SIDE BUILDING SETBACK
11.2'
GENERATOR ON CONCRETE PAD
AC UNITS
ELEC. METER
GAS HOOKUP
FIRST FLOOR DECK
EX. VGC
2ND FLOOR DECK
GARAGE FF=5.31
TAX MAP 255 LOT 4
50'
EXISTING 2-STORY 2-FAMILY HOUSE
GARAGE FF = 5.31
BASEMENT FF = 6.66
FIRST FLOOR FF = 14.62
PEAK ELEV=38.8
OVERHANG (TYP.)
BASEMENT FF=6.66
STAIRS TO BACK DOOR
100'
50' WETLAND TIDAL BUFFER
2ND FLOOR DECK
1ST FLOOR FF=14.62
STAIRS TO FRONT DOOR
N 07°33'16" E 45.00'
CCB (BROKEN)
GAS
OHW
VGC
SWL
DWL
7'
2.4'
14' WIDE, 81.5' LONG ACCESS EASEMENT (SEE NOTE #8)
SIDE BUILDING SETBACK
S 88°35'52" E
(DISTANCE NOT DETERMINED, SEE NOTE #10)
EXISTING PAVED DRIVEWAY

TAX MAP 255 LOT 6
JAMES E. BRADLEY JR.
545 OCEAN BLVD
HAMPTON, NH 03842
ZONED: BUSINESS SEASONAL (BS)

EDGE OF DRIVE
EXISTING BUILDING
100 YEAR FLOOD ZONE AE (ELEV=8)
100 YEAR FLOOD ZONE AO (DEPTH=3)
EX. RET. WALL

STING IMPERVIOUS COVERAGE CALCULATIONS
OWN OF HAMPTON IMPERVIOUS COVERAGE FORM
DES SHORELAND IMPERVIOUS AREA WORKSHEET)

	DESCRIPTION	EXISTING AREA
	HOUSE, OVERHANGS, DECKS & STEPS	2,063 SF
S	PAVED DRIVEWAY	1,230 SF
A		3,293 SF
	17 SF – 478 SF (WETLAND AREA)	3,939 SF
	250 FT OF PROTECTED SHORELAND	3,939 SF

ERVIOUS AREA:
AL LOT AREA (HAMPTON & SHORELAND)
STING) = 3,293 SF/3,939 SF = 83.6%
A WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN
A CALCULATIONS ABOVE WAS CALCULATED USING THE
USED FOR AREA CALCULATIONS."

DATE	

PLAN REFERENCE

1. "PLAT OF LAND FOR MARIE A. O'CONNOR IN HAMPTON, N.H." DATED NOVEMBER 1978, PREPARED BY PARKER SURVEY ASSOC., INC., R.C.R.D. PLAN #####
2. "SITE PLAN OF ISLAND VIEW CONDOMINIUMS, HAMPTON BEACH, N.H." DATED RICHARD D. & DEBORAH G. ROY" DATED MAY 1982, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. R.C.R.D. PLAN # 10878
3. "PLAT OF LAND IN HAMPTON, NH SHOWING A BOUNDARY SURVEY AT 545 OCEAN BOULEVARD (ASSESSORS MAP 255 LOT 6)" DATED APR. 20, 2017, PREPARED BY MILLENNIUM ENGINEERING INC., R.C.R.D. PLAN #######

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY [LOT 6, NOTARY, CPSS OF BIO GROUP IN MARCH 2024] USING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) (JANUARY 2012). U.S. ARMY CORPS OF ENGINEERS.
2. SOIL CLASSIFICATION OF HYDRIC SOILS IN THE UNITED STATES. A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0 (UNITED STATES DEPARTMENT OF AGRICULTURE, (2010)
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2018 VERSION 4. FIELD INDICATORS FOR IDENTIFICATION OF HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
4. NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2018)

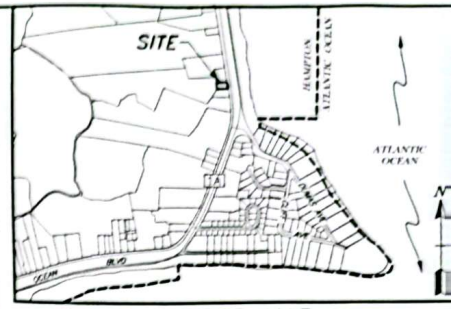
LIANE HURLEY No. 232 CERTIFIED WETLAND SCIENTIST

LEGEND

- BOUNDARY/PROPERTY LINE
- LINE USED FOR AREA CALC'S
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING WALL/TIMBER WALL
- EXISTING CURBING
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER LINE
- EXISTING VINYL FENCE
- EXISTING RETAINING WALL
- 100 YEAR FLOOD ZONE LINE
- PROPOSED BUILDING LOCATION
- PROPOSED DECK
- PROPOSED BUILDING OVERHANG
- PROPOSED BUILDING STEPS
- EXISTING 1 FT CONTOURS
- EXISTING 2 FT CONTOURS
- EDGE OF WETLANDS
- WETLAND BUFFERS
- PROPOSED EDGE OF DRIVEWAY/PROPOSED PARKING SPACES
- EXISTING SEWER MANHOLE
- EXISTING WATER SHUTOFF
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING BUSH
- VERTICAL GRANITE CURB
- CAPE COD BERM CURB
- SOLID WHITE LINE
- DASHED WHITE LINE
- TO BE REMOVED
- EXISTING LANDSCAPE AREA
- PROPOSED BRICK DRIVEWAY AREA
- PROPOSED WETLAND AREA
- EXISTING ACCESS EASEMENT (SEE NOTE #8)

ADDITIONAL ABUTTER

(ACROSS OCEAN BOULEVARD 1A)



LOCUS MAP

SCALE: 1"=500'

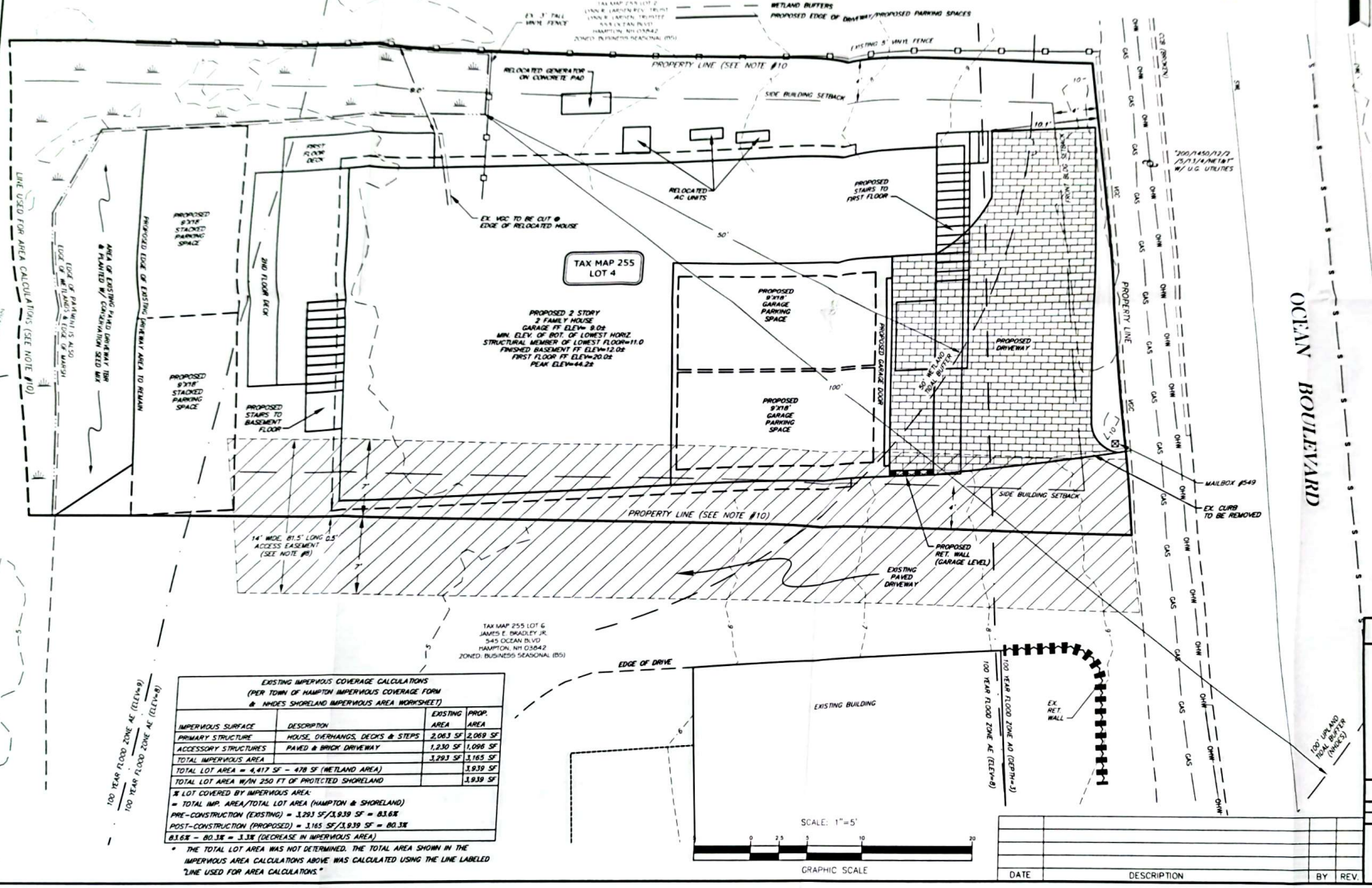
NOTES:

1. OWNER OF RECORD:
   TAX MAP 255 LOT 4
   549 JUNO LLC
   1 WALTON ROAD
   SEABROOK, NH 03874
   BK.6513 PAGE 785
2. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION OF THE RELOCATED HOUSE, THE PROPOSED DRIVEWAY & GARAGE ENTRANCE AND THE ADDITIONAL STAIRS TO GET TO THE RAISED HOUSE ON TAX MAP 255 LOT 4.
3. THE TOTAL LOT AREA WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN THE IMPERVIOUS AREA CALCULATIONS WAS CALCULATED USING THE LINE LABELED "LINE USED FOR AREA CALCULATIONS."
4. CURRENT ZONING: BUSINESS SEASONAL (BS) & WETLAND CONSERVATION DISTRICT (WCD)
5. DIMENSIONAL REQUIREMENTS: (PER "ATTACHMENT A ARTICLE IV DIMENSIONAL REQUIREMENTS TABLE 6 AND FOOTNOTES" OF THE 2024 ZONING ORDINANCE, BUILDING CODES AND IMPACT FEE ORDINANCE FOR THE TOWN OF HAMPTON).

MINIMUM LOT SIZE	5,000 SF
MIN. LOT AREA/DWELLING UNIT	2,500 SF
MINIMUM FRONTAGE	70 FT
MIN. SQUARE W/IN LOT LINES	15 FT & 15 FT *
MAX BUILDING HEIGHT	50 FT
FRONT/SIDE/REAR SETBACK	8 FT
MIN. SF/DWELLING UNIT	330
MAX % IMPERVIOUS COVERAGE/LOT	75%
WETLAND TIDAL BUFFER	50'
NHDES UPLAND TIDAL BUFFER	100'

* A LOT MUST BE ABLE TO CONTAIN W/IN THE PROPERTY LINES AND TOUCHING THE FRONT LOT LINE, A SQUARE WHOSE SIDES ARE EQUAL IN LENGTH TO 75% OF THE FRONTAGE REQUIREMENT.

6. ANY PORTION OF THIS SITE THAT IS WITHIN 250' OF ANY PUBLIC WATER OF THE STATE OF NEW HAMPSHIRE IS SUBJECT TO THE SHORELAND WATER QUALITY PROTECTION ACT (RSA 483-B).
7. THE MAJORITY OF THIS SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE AE, ELEVATION 8, AND IT IS ALSO PARTIALLY LOCATED IN ZONE AE, ELEVATION 8, AND ZONE AO, DEPTH 3, PER FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 441 OF 581, MAP NUMBER 33015C0441F, EFFECTIVE DATE JANUARY 29, 2021.
8. THERE EXISTS AN ACCESS EASEMENT THAT BENEFITS BOTH TAX MAP 255 LOT 4 AND LOT 6 THAT ALLOWS BOTH TO PASS AND REPASS OVER A STRIP OF LAND SEVEN (7) FEET IN WIDTH ADJACENT TO THE SOUTHERLY LINE OF TAX MAP 255 LOT 4, A DISTANCE OF 81.5 FEET, MORE OR LESS, ALONG THE NORTHERLY BOUND OF TAX MAP 255 LOT 6 AS DESCRIBED IN DEED BOOK 6513 PAGE 785.
9. THIS PLAN AND TOPOGRAPHIC INFORMATION FOR THIS SITE IS BASED ON PUBLICLY AVAILABLE LIDAR INFORMATION FROM NHGRANIT AND VERIFIED BY SURVEY FIELD WORK PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC. IN FEBRUARY, MARCH & JUNE OF 2024 UTILIZING CARLSON BRX-7 GPS RECEIVERS AND A CARLSON CRX-3 ROBOTIC TOTAL STATION. HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE NAD 83 AND VERTICAL DATUM IS NAVD 1988 BASED ON A STATIC GPS OBSERVATION AND OPUS SOLUTION.
10. BEDFORD DESIGN CONSULTANTS DID NOT PERFORM A BOUNDARY SURVEY OF THIS PROPERTY. BOUNDARY INFORMATION WAS CALCULATED FROM THE REFERENCE PLANS. BEDFORD DESIGN CONSULTANTS DID NOT DETERMINE THE WESTERN (REAR) PROPERTY LINE.
11. UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON PAINT MARKS LOCATED ON THE GROUND. ALWAYS CALL DIGSAFE PRIOR TO EXCAVATION.
12. PER SECTION 2.3.4.C.2. OF THE HAMPTON ZONING REGULATIONS, NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT OF ANY STRUCTURE TO BE PLACED OR SUBSTANTIALLY IMPROVED W/IN TIDAL WETLANDS AND/OR THEIR 50 FT TOWN BUFFER SHALL COMPLY WITH FEMA'S GUIDELINES THAT THE TOWN HAS ADOPTED FOR THE VE SPECIAL FLOOD HAZARD AREA (SECTION 2.4.11-C COAST HIGH HAZARD AREAS (ZONE VE) – CONSTRUCTION STANDARDS. THE CONSTRUCTION WORK SHALL HAVE NO ADVERSE IMPACTS ON ADJACENT PROPERTIES.
13. THE PROPOSED HOUSE WILL BE RAISED TO INCLUDE A 2 CAR GARAGE UNDERNEATH WITH A FINISH FLOOR AT ELEVATION 9.0±. THE MINIMUM ELEVATION OF THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR AT 11.0±. THE BASEMENT FINISH FLOOR ELEVATION AT 12.0±, THE FIRST FLOOR FINISH FLOOR ELEVATION AT 20.0± AND THE PEAK ELEVATION AT 44.2±.


PROPERTY LINE (SEE NOTE #10)
EX. 3' TALL VINYL FENCE
TAX MAP 255 LOT 2
LIANE C. LARSEN REV. TRUST
LIANE C. LARSEN, TRUSTEE
545 OCEAN BLVD
HAMPTON, NH 03842
ZONED: BUSINESS SEASONAL (BS)
EXISTING 5' VINYL FENCE
RELOCATED GENERATOR ON CONCRETE PAD
SIDE BUILDING SETBACK
FIRST FLOOR DECK
RELOCATED AC UNITS
EX. WSC TO BE CUT @ EDGE OF RELOCATED HOUSE
PROPOSED STAIRS TO FIRST FLOOR
TAX MAP 255 LOT 4
PROPOSED 2 STORY 2 FAMILY HOUSE GARAGE FF ELEV= 9.0± MIN. ELEV. OF BOT. OF LOWEST HORIZ. STRUCTURAL MEMBER OF LOWEST FLOOR=11.0 FINISHED BASEMENT FF ELEV=12.0± FIRST FLOOR FF ELEV=20.0± PEAK ELEV=44.2±
PROPOSED 9'X18' GARAGE PARKING SPACE
PROPOSED DRIVEWAY
50' WETLAND TIDAL BUFFER
PROPOSED GARAGE DOOR
PROPOSED 9'X18' GARAGE PARKING SPACE
PROPOSED 9'X18' STACKED PARKING SPACE
PROPOSED STAIRS TO BASEMENT FLOOR
2ND FLOOR DECK
PROPOSED EDGE OF EXISTING PAVED DRIVEWAY AREA TO REMAIN
AREA OF EXISTING PAVED DRIVEWAY TO BE PLANTED W/ CONSERVATION SEED MIX
EDGE OF WETLANDS & EDGE OF MARSH
LINE USED FOR AREA CALCULATIONS (SEE NOTE #10)
"350/1450/12/2 /5/1/3/4/METER" W/ U.G. UTILITIES
PROPERTY LINE
WSC
MAILBOX #549
EX. CURB TO BE REMOVED
SIDE BUILDING SETBACK
PROPERTY LINE (SEE NOTE #10)
14' WIDE, 81.5' LONG ACCESS EASEMENT (SEE NOTE #8)
PROPOSED RET. WALL (GARAGE LEVEL)
EXISTING PAVED DRIVEWAY
OCEAN BOULEVARD
CCB (PROPOSED)
GAS
OHW
SW
S

TAX MAP 255 LOT 6
JAMES E. BRADLEY JR.
545 OCEAN BLVD
HAMPTON, NH 03842
ZONED: BUSINESS SEASONAL (BS)
EDGE OF DRIVE
EXISTING BUILDING
EX. RET. WALL
100 YEAR FLOOD ZONE AE (ELEV=8)
100 YEAR FLOOD ZONE AO (DEPTH=3)
100' UPLAND TIDAL BUFFER (NHDES)
100 YEAR FLOOD ZONE AE (ELEV=9)
100 YEAR FLOOD ZONE AE (ELEV=8)
SCALE: 1"=5'
0 2.5 5 10 20
GRAPHIC SCALE

EXISTING IMPERVIOUS COVERAGE CALCULATIONS
(PER TOWN OF HAMPTON IMPERVIOUS COVERAGE FORM & NHDES SHORELAND IMPERVIOUS AREA WORKSHEET)

IMPERVIOUS SURFACE	DESCRIPTION	EXISTING AREA	PROP. AREA
PRIMARY STRUCTURE	HOUSE, OVERHANGS, DECKS & STEPS	2,063 SF	2,069 SF
ACCESSORY STRUCTURES	PAVED & BRICK DRIVEWAY	1,230 SF	1,096 SF
TOTAL IMPERVIOUS AREA		3,293 SF	3,165 SF
TOTAL LOT AREA = 4,417 SF – 478 SF (WETLAND AREA)			3,939 SF
TOTAL LOT AREA W/IN 250 FT OF PROTECTED SHORELAND			3,939 SF

% LOT COVERED BY IMPERVIOUS AREA:
= TOTAL IMP. AREA/TOTAL LOT AREA (HAMPTON & SHORELAND)
PRE-CONSTRUCTION (EXISTING) = 3,293 SF/3,939 SF = 83.6%
POST-CONSTRUCTION (PROPOSED) = 3,165 SF/3,939 SF = 80.3%
83.6% – 80.3% = 3.3% (DECREASE IN IMPERVIOUS AREA)

* THE TOTAL LOT AREA WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN THE IMPERVIOUS AREA CALCULATIONS ABOVE WAS CALCULATED USING THE LINE LABELED "LINE USED FOR AREA CALCULATIONS."

DATE	DESCRIPTION	BY	REV.

TAX MAP 255 LOT 4

PROPOSED PLOT PLAN
549 OCEAN BOULEVARD
LOCATED IN:
549 OCEAN BOULEVARD
HAMPTON, NEW HAMPSHIRE

PREPARED FOR:
PAYNE CONSTRUCTION SERVICES, INC.
ATTN: GEOFF GOSS
P.O. BOX 6
CENTER STRAFFORD, NH 03815

PROPERTY OWNER:
549 JUNO LLC
1 WALTON ROAD
SEABROOK, NH 03874

SCALE: 1" = 5'	FEBRUARY 16, 2024	SHEET 1 OF

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1718–
M.K.H./R.J.B.	M.K.H./S.N.P.	R.J.B.	679	002	

Bedford Design Consultants INC
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5533
www.bedforddesign.com

PLAN REFERENCE

1. "PLAT OF LAND FOR MARIE A. O'CONNOR IN HAMPTON, N.H." DATED NOVEMBER 1978, PREPARED BY PARKER SURVEY ASSOC., INC., R.C.R.D. PLAN #8446.
2. "SITE PLAN OF ISLAND VIEW CONDOMINIUMS HAMPTON BEACH, N.H. FOR: RICHARD D. & DEBORAH G. ROY" DATED MAY 1982, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., R.C.R.D. PLAN # 10809.
3. "PLAT OF LAND IN HAMPTON, NH SHOWING A BOUNDARY SURVEY AT 553 OCEAN BOULEVARD (ASSESSORS MAP 255 LOT 2)" DATED APR. 20, 2017, PREPARED BY MILLENNIUM ENGINEERING INC., R.C.R.D. PLAN #40088.

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS OF BSC GROUP IN MARCH 2024, UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
4. NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

STATE OF NEW HAMPSHIRE
LUKE HURLEY
8/25/24
No. 232
CERTIFIED WETLAND SCIENTIST

LEGEND

- BOUNDARY/PROPERTY LINE
- LINE USED FOR AREA CALCS
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ROAD/DRIVEWAY
- EXISTING CURBING
- S — EXISTING SEWER LINE
- GAS — EXISTING GAS LINE
- OHW — EXISTING OVERHEAD UTILITIES
- W — EXISTING WATER LINE
- EXISTING VINYL FENCE
- EXISTING RETAINING WALL
- 100 YEAR FLOOD ZONE LINE
- PROPOSED BUILDING LOCATION
- PROPOSED DECK
- PROPOSED BUILDING OVERHANG
- PROPOSED BUILDING STEPS
- 5 — EXISTING 1 FT CONTOURS
- 6 — EXISTING 2 FT CONTOURS
- EDGE OF WETLANDS
- WETLAND BUFFERS
- PROPOSED EDGE OF DRIVEWAY/PROP

TAX MAP 255 LOT 2
LYNN P. LARSEN REV. TRUST
LYNN P. LARSEN, TRUSTEE
553 OCEAN BLVD
HAMPTON, NH 03842
ZONED: BUSINESS SEASONAL (BS)

EX. 3' TALL VINYL FENCE

PROPERTY LINE (SEE NOTE #10)

EXISTING 5

RELOCATED GENERATOR ON CONCRETE PAD

9.0'

SIDE BUILDING SETBACK

4'

8'

FIRST FLOOR DECK

RELOCATED AC UNITS

PROPOSED STAIRS FIRST FL

EX. VGC TO BE CUT @ EDGE OF RELOCATED HOUSE

50'

TAX MAP 255 LOT 4

PROPOSED 2 STORY
2 FAMILY HOUSE
GARAGE FF ELEV= 9.0±
MIN. ELEV. OF BOT. OF LOWEST HORIZ. STRUCTURAL MEMBER OF LOWEST FLOOR=11.0
FINISHED BASEMENT FF ELEV=12.0±
FIRST FLOOR FF ELEV=20.0±
PEAK ELEV=44.2±

PROPOSED 9'X18' GARAGE PARKING SPACE

100'

PROPOSED 9'X18' GARAGE PARKING SPACE

LINE USED FOR AREA CALCULATIONS (SEE NOTE #10)

TAX MAP 255 LOT 5 O
OWNER UNKNOWN

EDGE OF PAVEMENT IS ALSO EDGE OF WETLANDS & EDGE OF MARSH

AREA OF EXISTING PAVED DRIVEWAY TBR & PLANTED W/ CONSERVATION SEED MIX

PROPOSED EDGE OF EXISTING DRIVEWAY AREA TO REMAIN

PROPOSED 9'X18' STACKED PARKING SPACE

2ND FLOOR DECK

PROPOSED 9'X18' STACKED PARKING SPACE

PROPOSED STAIRS TO BASEMENT FLOOR

7'

PROPERTY LINE (SEE NOTE #10)

14' WIDE, 81.5' LONG ACCESS EASEMENT (SEE NOTE #8)

0.5'

7'

100 YEAR FLOOD ZONE AE (ELEV=9)

100 YEAR FLOOD ZONE AE (ELEV=8)

TAX MAP 255 LOT 6
JAMES E. BRADLEY JR.
545 OCEAN BLVD
HAMPTON, NH 03842
ZONED: BUSINESS SEASONAL (BS)

EDGE OF DRIVE

EXIS

SCA

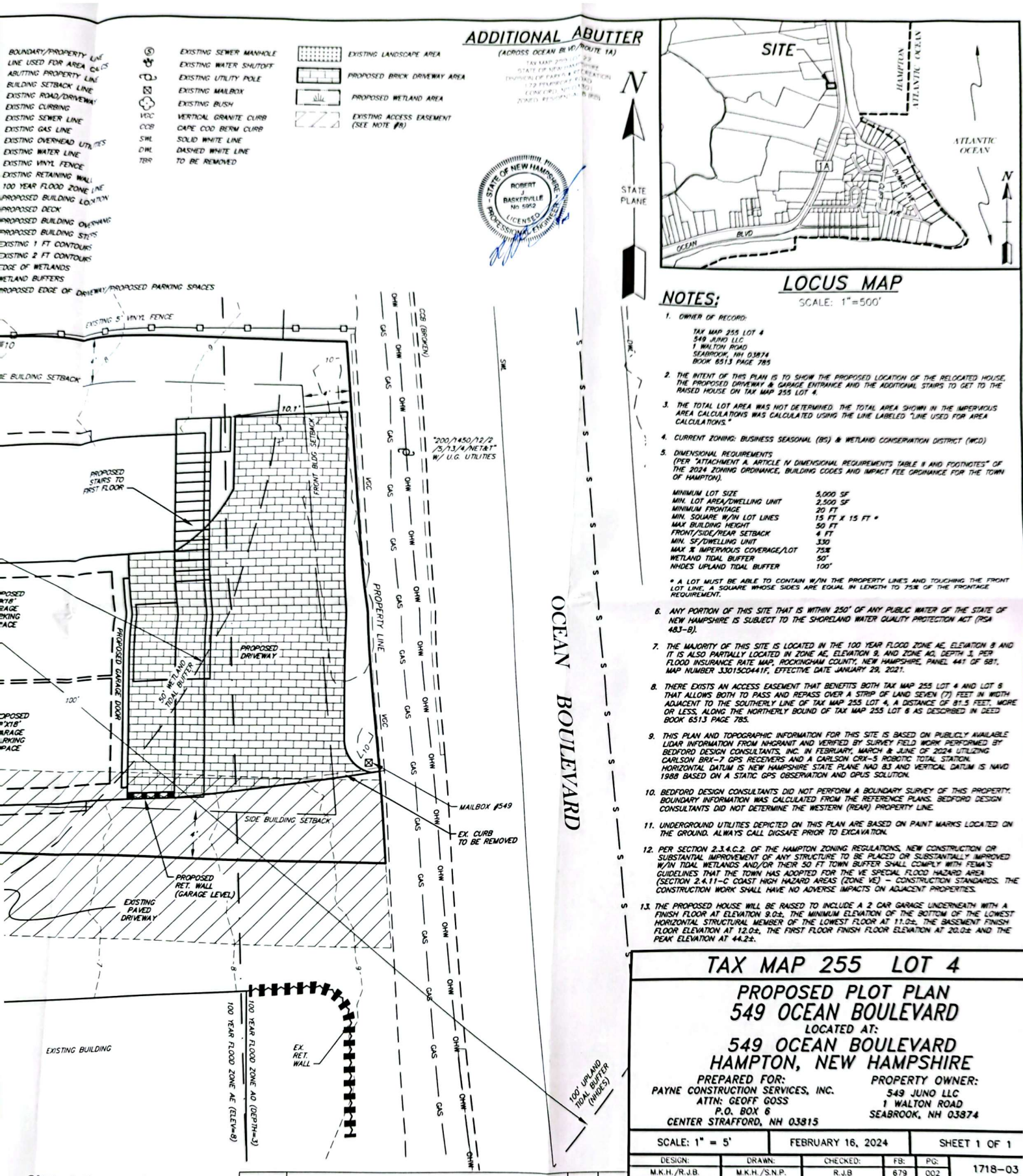
0 2.5 5

GR

EXISTING IMPERVIOUS COVERAGE CALCULATIONS (PER TOWN OF HAMPTON IMPERVIOUS COVERAGE FORM & NHDES SHORELAND IMPERVIOUS AREA WORKSHEET)			
IMPERVIOUS SURFACE	DESCRIPTION	EXISTING AREA	PROP. AREA
PRIMARY STRUCTURE	HOUSE, OVERHANGS, DECKS & STEPS	2,063 SF	2,069 SF
ACCESSORY STRUCTURES	PAVED & BRICK DRIVEWAY	1,230 SF	1,096 SF
TOTAL IMPERVIOUS AREA		3,293 SF	3,165 SF
TOTAL LOT AREA = 4,417 SF – 478 SF (WETLAND AREA)			3,939 SF
TOTAL LOT AREA W/IN 250 FT OF PROTECTED SHORELAND			3,939 SF
% LOT COVERED BY IMPERVIOUS AREA: = TOTAL IMP. AREA/TOTAL LOT AREA (HAMPTON & SHORELAND)			
PRE-CONSTRUCTION (EXISTING) = 3,293 SF/3,939 SF = 83.6%			
POST-CONSTRUCTION (PROPOSED) = 3,165 SF/3,939 SF = 80.3%			
83.6% – 80.3% = 3.3% (DECREASE IN IMPERVIOUS AREA)			

* THE TOTAL LOT AREA WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN THE IMPERVIOUS AREA CALCULATIONS ABOVE WAS CALCULATED USING THE LINE LABELED "LINE USED FOR AREA CALCULATIONS."

811 DigSafe MA ME NH RI VT



LOCUS MAP

SCALE: 1"=500'

NOTES:

1. OWNER OF RECORD:

   TAX MAP 255 LOT 4
   549 JUNO LLC
   1 WALTON ROAD
   SEABROOK, NH 03874
   BOOK 6513 PAGE 785

2. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION OF THE RELOCATED HOUSE, THE PROPOSED DRIVEWAY & GARAGE ENTRANCE AND THE ADDITIONAL STAIRS TO GET TO THE RAISED HOUSE ON TAX MAP 255 LOT 4.

3. THE TOTAL LOT AREA WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN THE IMPERVIOUS AREA CALCULATIONS WAS CALCULATED USING THE LINE LABELED "LINE USED FOR AREA CALCULATIONS."

4. CURRENT ZONING: BUSINESS SEASONAL (BS) & WETLAND CONSERVATION DISTRICT (WCD)

5. DIMENSIONAL REQUIREMENTS
   (PER "ATTACHMENT A, ARTICLE IV DIMENSIONAL REQUIREMENTS TABLE II AND FOOTNOTES" OF THE 2024 ZONING ORDINANCE, BUILDING CODES AND IMPACT FEE ORDINANCE FOR THE TOWN OF HAMPTON).

MINIMUM LOT SIZE	5,000 SF
MIN. LOT AREA/DWELLING UNIT	2,500 SF
MINIMUM FRONTAGE	20 FT
MIN. SQUARE W/IN LOT LINES	15 FT X 15 FT *
MAX BUILDING HEIGHT	50 FT
FRONT/SIDE/REAR SETBACK	4 FT
MIN. SF/DWELLING UNIT	330
MAX % IMPERVIOUS COVERAGE/LOT	75%
WETLAND TIDAL BUFFER	50'
NHDES UPLAND TIDAL BUFFER	100'

* A LOT MUST BE ABLE TO CONTAIN W/IN THE PROPERTY LINES AND TOUCHING THE FRONT LOT LINE, A SQUARE WHOSE SIDES ARE EQUAL IN LENGTH TO 75% OF THE FRONTAGE REQUIREMENT.

6. ANY PORTION OF THIS SITE THAT IS WITHIN 250' OF ANY PUBLIC WATER OF THE STATE OF NEW HAMPSHIRE IS SUBJECT TO THE SHORELAND WATER QUALITY PROTECTION ACT (RSA 483-B).

7. THE MAJORITY OF THIS SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE AE, ELEVATION 9, AND IT IS ALSO PARTIALLY LOCATED IN ZONE AE, ELEVATION 9, AND ZONE AO, DEPTH 3, PER FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 441 OF 581, MAP NUMBER 33015C0441F, EFFECTIVE DATE JANUARY 29, 2021.

8. THERE EXISTS AN ACCESS EASEMENT THAT BENEFITS BOTH TAX MAP 255 LOT 4 AND LOT 6 THAT ALLOWS BOTH TO PASS AND REPASS OVER A STRIP OF LAND SEVEN (7) FEET IN WIDTH ADJACENT TO THE SOUTHERLY LINE OF TAX MAP 255 LOT 4, A DISTANCE OF 81.5 FEET, MORE OR LESS, ALONG THE NORTHERLY BOUND OF TAX MAP 255 LOT 6 AS DESCRIBED IN DEED BOOK 6513 PAGE 785.

9. THIS PLAN AND TOPOGRAPHIC INFORMATION FOR THIS SITE IS BASED ON PUBLICLY AVAILABLE LIDAR INFORMATION FROM NHGRANIT AND VERIFIED BY SURVEY FIELD WORK PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC. IN FEBRUARY, MARCH & JUNE OF 2024 UTILIZING CARLSON BRX-7 GPS RECEIVERS AND A CARLSON CRX-5 ROBOTIC TOTAL STATION. HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE NAD 83 AND VERTICAL DATUM IS NAVD 1988 BASED ON A STATIC GPS OBSERVATION AND OPUS SOLUTION.

10. BEDFORD DESIGN CONSULTANTS DID NOT PERFORM A BOUNDARY SURVEY OF THIS PROPERTY. BOUNDARY INFORMATION WAS CALCULATED FROM THE REFERENCE PLANS. BEDFORD DESIGN CONSULTANTS DID NOT DETERMINE THE WESTERN (REAR) PROPERTY LINE.

11. UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON PAINT MARKS LOCATED ON THE GROUND. ALWAYS CALL DIGSAFE PRIOR TO EXCAVATION.

12. PER SECTION 2.3.4.C.2. OF THE HAMPTON ZONING REGULATIONS, NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT OF ANY STRUCTURE TO BE PLACED OR SUBSTANTIALLY IMPROVED W/IN TIDAL WETLANDS AND/OR THEIR 50 FT TOWN BUFFER SHALL COMPLY WITH FEMA'S GUIDELINES THAT THE TOWN HAS ADOPTED FOR THE VE SPECIAL FLOOD HAZARD AREA (SECTION 2.4.11-C COAST HIGH HAZARD AREAS (ZONE VE) – CONSTRUCTION STANDARDS. THE CONSTRUCTION WORK SHALL HAVE NO ADVERSE IMPACTS ON ADJACENT PROPERTIES.

13. THE PROPOSED HOUSE WILL BE RAISED TO INCLUDE A 2 CAR GARAGE UNDERNEATH WITH A FINISH FLOOR AT ELEVATION 9.0±. THE MINIMUM ELEVATION OF THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR AT 11.2±. THE BASEMENT FINISH FLOOR ELEVATION AT 12.0±. THE FIRST FLOOR FINISH FLOOR ELEVATION AT 20.0± AND THE PEAK ELEVATION AT 44.2±.

DATE	DESCRIPTION	BY	REV.

TAX MAP 255 LOT 4

PROPOSED PLOT PLAN
549 OCEAN BOULEVARD

LOCATED AT:

549 OCEAN BOULEVARD
HAMPTON, NEW HAMPSHIRE

PREPARED FOR:
PAYNE CONSTRUCTION SERVICES, INC.
ATTN: GEOFF GOSS
P.O. BOX 6
CENTER STRAFFORD, NH 03815

PROPERTY OWNER:
549 JUNO LLC
1 WALTON ROAD
SEABROOK, NH 03874

SCALE: 1" = 5'	FEBRUARY 16, 2024	SHEET 1 OF 1

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
M.K.H./R.J.B.	M.K.H./S.N.P.	R.J.B	679	002	1718-03

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5533
www.bedforddesign.com

Zone AE
(EL 9)
Town of
Hampton
330132
Zone AO
(DEPTH 1)
33015C0441F
eff. 1/29/2021
Zone AE
(EL 8)
Zone VE
(EL 16)
Zone VE
(EL 18)
Town of Hampton
Hampton Beach State Pa
330132

National Flood Hazard Layer FIRMette

FEMA

70°48'15"W 42°55'31"N

70°47'38"W 42°55'5"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/7/2024 at 5:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CERTIFIED PLOT PLAN

EK SURVEY

17 ROYAL STREET, LAWRENCE, MA. 01841 Tel. 508-975-1413

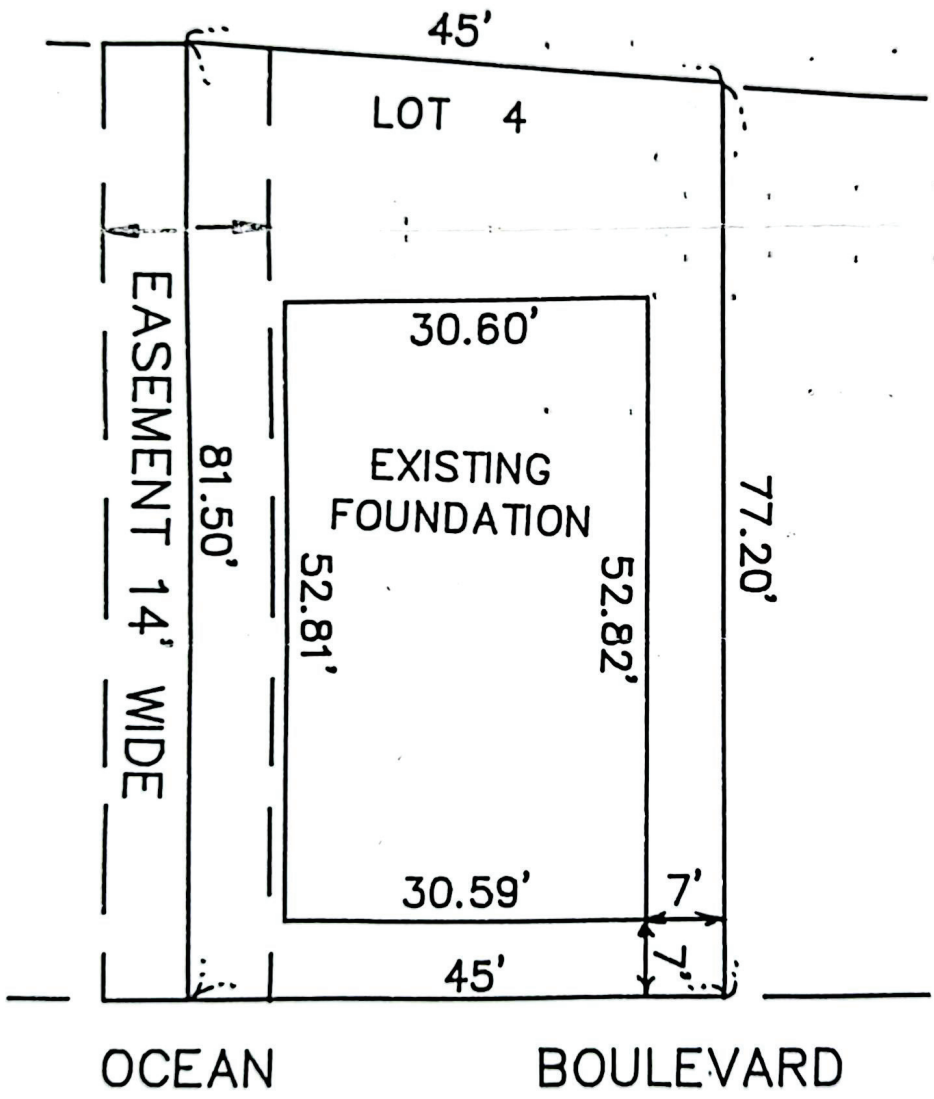
OWNER _____ DEED REF. 2839 PG. 2094

ADDRESS OF PRINCIPLE BUILDING
549 OCEAN BLVD.
HAMPTON, N.H.

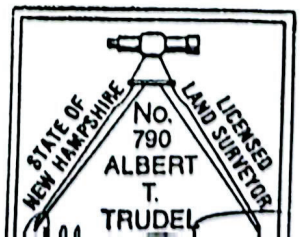
PLAN REF. _____

DATE OF INSPECTION JULY 17, 1993

SCALE: 1" =15'



SYLVESTER LOT



CamScanner

549 OCEAN BLVD

Location	549 OCEAN BLVD	**Mblu**	255/ 4/ / /
Acct#	6217	**Owner**	549 JUNO LLC
Municipality		**Assessment**	$1,105,900
Appraisal	$1,105,900	**PID**	6217
Building Count	1	**Wetlands Permit**	
Lot Type			

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$466,600	$639,300	$1,105,900
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$466,600	$639,300	$1,105,900

Owner of Record

Owner	549 JUNO LLC	**Sale Price**	$900,000
Co-Owner		**Certificate**	
Address	1 WALTON RD SEABROOK, NH 03874	**Book & Page**	6513/785
		Sale Date	10/19/2023
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
549 JUNO LLC	$900,000		6513/785	00	10/19/2023
GEORGE, BARBARA G REVOC TRUST	$499,000		3409/1541	00	07/22/1999
OCEAN REALTY TRUST	$240,000		2839/2094	00	06/01/1990

Building Information

Building 1 : Section 1

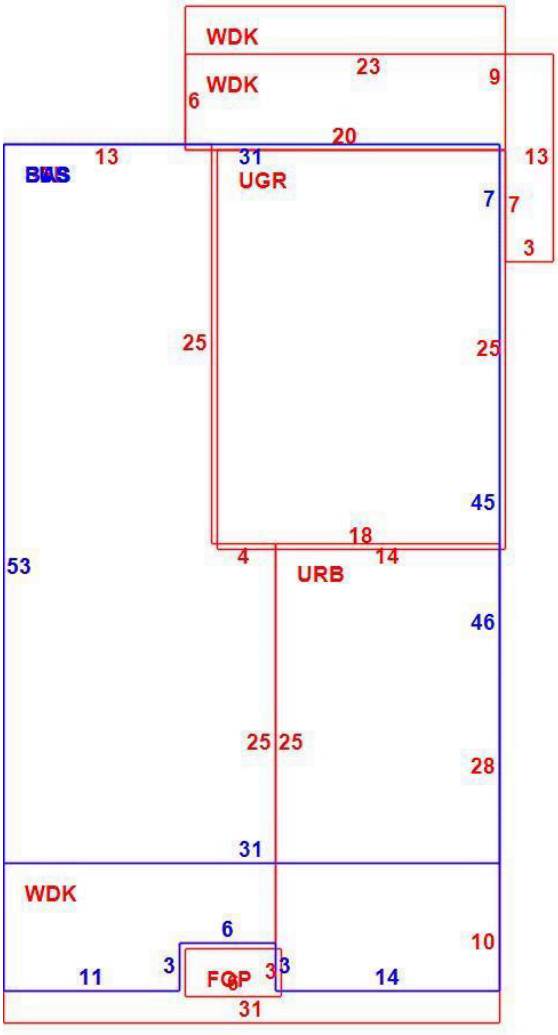
Year Built: 1993
Living Area: 3,020
Replacement Cost: $545,354
Building Percent Good: 84
Replacement Cost Less Depreciation: $458,100

Building Attributes	
Field	**Description**
Style:	2 Family
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Mini Split
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	2
Basement	
Usrfld 706	

Building Photo

(https://images.vgsi.com/photos2/HamptonNHPhotos/\00\00\89\63.jpg)

Building Layout



(ParcelSketch.ashx?pid=6217&bid=6272)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**

BAS	First Floor	1,625	1,625
FUS	Upper Story, Finished	1,395	1,395
FOP	Porch, Open, Framed	18	0
SFB	Basement, Semi Fin	783	0
UGR	Garage, Under	450	0
URB	Basement, Unfinished, Raised	392	0
WDK	Deck, Wood	649	0
		5,312	3,020

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL	METAL PRE-FAB	1.00 UNITS	$1,300	1
GENR	GEN-RES	14.00 KW	$4,700	1
ACD	AC DUCTLESS	1.00 UNITS	$2,500	1

Land

Land Use

Use Code	1040
Description	TWO FAMILY MDL-01
Zone	BS
Neighborhood	70
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.08
Frontage	0
Depth	0
Assessed Value	$639,300
Appraised Value	$639,300

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
RPV1	PAVING-SM			1.00 UNITS	$0	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$364,100	$342,100	$706,200
2022	$364,100	$342,100	$706,200

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$364,100	$342,100	$706,200
2022	$364,100	$342,100	$706,200

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553 OCEAN BLVD

Location	553 OCEAN BLVD	**Mblu**	255/ 2/ / /
Acct#	6216	**Owner**	LARSEN, LYNN R REV TRUST
Municipality		**Assessment**	$1,358,200
Appraisal	$1,358,200	**PID**	6216
Building Count	1	**Wetlands Permit**	
Lot Type			

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$498,400	$859,800	$1,358,200
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$498,400	$859,800	$1,358,200

Owner of Record

Owner	LARSEN, LYNN R REV TRUST	**Sale Price**	$30,000
Co-Owner	LARSEN, LYNN R TTEE	**Certificate**	
Address	553 OCEAN BLVD HAMPTON, NH 03842	**Book & Page**	5882/2563
		Sale Date	12/27/2017
		Instrument	24

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LARSEN, LYNN R REV TRUST	$30,000		5882/2563	24	12/27/2017
LARSEN, LYNN R REV TRUST	$400,000		5814/0240	13	04/27/2017
OLSON, SUSAN L & LEE R	$40		3524/1541	1A	12/05/2000

Building Information

Building 1 : Section 1

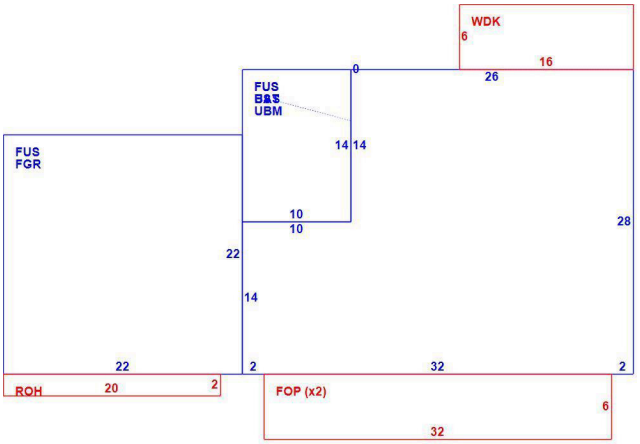
Year Built: 2017
Living Area: 2,360
Replacement Cost: $532,123
Building Percent Good: 93
Replacement Cost Less Depreciation: $494,900

Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Average +20
Stories:	2
Occupancy	1
Exterior Wall 1	Cement Clpbrd
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	1
Total Rooms:	6
Bath Style:	Modern
Kitchen Style:	Modern
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo

(https://images.vgsi.com/photos2/HamptonNHPhotos///0016/IMG_5421[1]_

Building Layout



(ParcelSketch.ashx?pid=6216&bid=6271)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	1,492	1,492
BAS	First Floor	868	868
FGR	Garage, Framed	484	0
FOP	Porch, Open, Framed	384	0
ROH	Roof Overhang	40	0
UBM	Basement, Unfinished	868	0
UST	Utility, Storage, Unfinished	140	0
WDK	Deck, Wood	96	0
		4,372	2,360

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL	METAL PRE-FAB	1.00 UNITS	$1,400	1

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	BS
Neighborhood	70
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.26
Frontage	0
Depth	0
Assessed Value	$859,800
Appraised Value	$859,800

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			128.00 S.F.	$2,100	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$365,600	$460,000	$825,600
2022	$365,600	$460,000	$825,600

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$365,600	$460,000	$825,600
2022	$365,600	$460,000	$825,600

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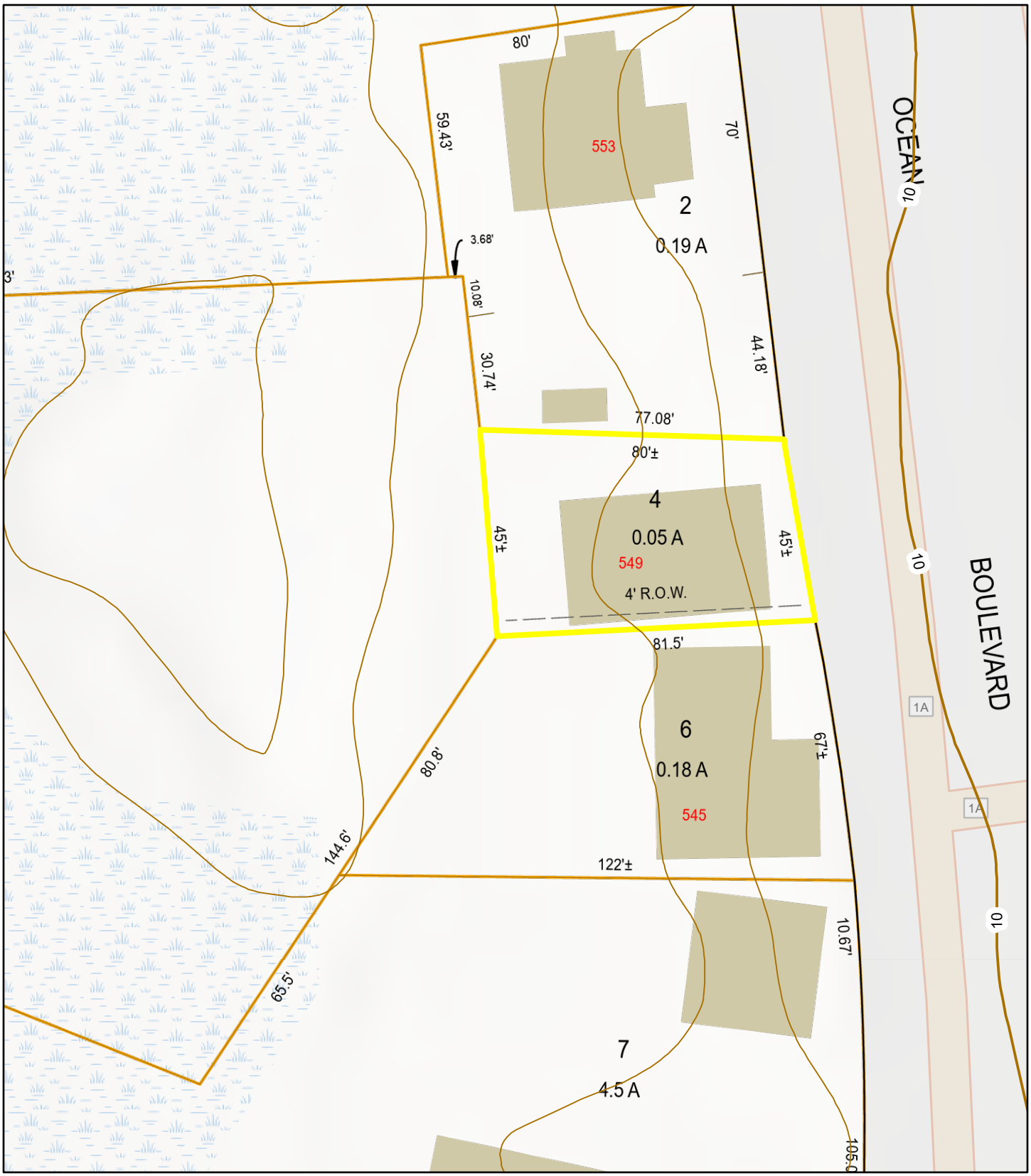
Town of Hampton, NH

1 inch = 35 Feet

0 35 70 105

September 7, 2024

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Gmail Stockton Services <stockton752@gmail.com>

Question for you

7 messages

Lynn Larsen <lynnrlarsen@icloud.com> Sat, Sep 7, 2024 at 9:49 AM
To: stockton752@gmail.com

Hi Tocki,

My adjoining neighbor to the south has petitioned the Zoning Board for relief from quite a few regulations in connection with lifting his house. I am in favor of him lifting it because he has had terrible flooding, but I want to be sure it will not have an adverse effect on my property. I feel entirely unable to evaluate the likelihood. Last January 13th flood was quite literally a nightmare for me and the drains coming off his house funneled huge amounts of water directly into my property that caused thousands of dollars of damage. He currently has a fence that is on my property as well as some granite curbing that serves as a retaining wall for shrubbery. I want to be sure that the elevations proposed are actual ground level and not the filled heights created by the curbing.

I wonder if we might have a conversation about my best approach to determine that. The Zoning Board hearing is coming up September 19. I received the notice yesterday. I believe you are no longer on the ZB? I would be willing to hire you for your expertise if that is a possibility.

Regards,

Lynn Larsen

Sent from my iPhone

Stockton Services <stockton752@gmail.com> Mon, Sep 9, 2024 at 1:22 PM
To: Lynn Larsen <lynnrlarsen@icloud.com>

First File is ZBA application stuff.
Selected stuff from building file is coming in next email.
see attached
[Quoted text hidden]
--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 765-8918

549 ocean Blvd ZBA.pdf
10555K

Stockton Services <stockton752@gmail.com> Mon, Sep 9, 2024 at 1:23 PM
To: Lynn Larsen <lynnrlarsen@icloud.com>

from building file....
attached
[Quoted text hidden]

549 ocean bldg file.pdf
7427K

Lynn Larsen <lynnrlarsen@icloud.com> Tue, Sep 10, 2024 at 9:54 AM
To: "Tocki (Anne) Bialobreski" <stockton752@gmail.com>

Attached is my final survey by Henry. It shows Lances fence on my property.

> On Sep 9, 2024, at 1:23 PM, Stockton Services <stockton752@gmail.com> wrote:
>
> from building file....
> attached
>
> On Mon, Sep 9, 2024 at 1:22 PM Stockton Services <stockton752@gmail.com> wrote:
> > First File is ZBA application stuff.
> > Selected stuff from building file is coming in next email.
> > see attached
> >
> > On Sat, Sep 7, 2024 at 9:50 AM Lynn Larsen <lynnrlarsen@icloud.com> wrote:
> > > Hi Tocki,
> > >
> > > My adjoining neighbor to the south has petitioned the Zoning Board for relief from quite a few regulations in connection with lifting his house. I am in favor of him lifting it because he has had terrible flooding, but I want to be sure it will not have an adverse effect on my property. I feel entirely unable to evaluate the likelihood. Last January 13th flood was quite literally a nightmare for me and the drains coming off his house funneled huge amounts of water directly into my property that caused thousands of dollars of damage. He currently has a fence that is on my property as well as some granite curbing that serves as a retaining wall for shrubbery. I want to be sure that the elevations proposed are actual ground level and not the filled heights created by the curbing.
> > >
> > > I wonder if we might have a conversation about my best approach to determine that. The Zoning Board hearing is coming up September 19. I received the notice yesterday. I believe you are no longer on the ZB? I would be willing to hire you for your expertise if that is a possibility.
> > >
> > > Regards,
> > >
> > > Lynn Larsen
> > >
> > > Sent from my iPhone
> >
> > --
> > *"Failing to be part of the solution makes us part of the problem."*
> >
> > Anne W, Bialobrzeski
> > NHLLS #752
> > NHDES Septic Designer #348
> > Stockton Services
> > 603 765-8918
>
> --
> *"Failing to be part of the solution makes us part of the problem."*
>
> Anne W, Bialobrzeski
> NHLLS #752
> NHDES Septic Designer #348
> Stockton Services
> 603 765-8918
> <549 ocean bldg file.pdf>

Final survey Henry Boyd 12.2017.pdf
1046K

Stockton Services <stockton752@gmail.com> Tue, Sep 10, 2024 at 11:19 AM
To: Lynn Larsen <lynnrlarsen@icloud.com>

That's your wetlands permit plan, not your "survey"(attached)
Also attaching RSA (with last letter to the state)

On Tue, Sep 10, 2024 at 9:54 AM Lynn Larsen <lynnrlarsen@icloud.com> wrote:
> Attached is my final survey by Henry. It shows Lances fence on my property.
>
> [Quoted text hidden]
> [Quoted text hidden]
> <549 ocean bldg file.pdf>

[Quoted text hidden]

---

2 attachments

RCRD PLAN D40088.pdf
141K

RSA and letter.pdf
112K

Lynn Larsen <lynnrlarsen@icloud.com> Tue, Sep 10, 2024 at 12:03 PM
To: "Tocki (Anne) Bialobreski" <stockton752@gmail.com>

I thought that plan was it. I don't seem to have anything else. I have asked for a copy and will send it to you when it arrives from Henry.

I. Spoke to Brianna. She directed me to speak to Building and Planning departments to verify the single family vs. two family issue. She seems to feel that is important to determine to see if a hardship for parking spaces exists. I learned from the Planning Department that there is a Wetlands permit applied for and a hearing coming up October 2.

No one was able to verify whether it is a legal two family. I filled out a form at the Building Department to see if it was converted. They will get back to me.

It was a good idea to talk to Brianna. She is now aware of my concerns re drainage and I think she will address them. She verified that she saw for herself the problems their drains caused to my property in January.

> [Quoted text hidden]
> [Quoted text hidden]
> <RCRD PLAN D40088.pdf><RSA and letter.pdf>

Stockton Services <stockton752@gmail.com> Tue, Sep 10, 2024 at 2:23 PM
To: Lynn Larsen <lynnrlarsen@icloud.com>

Gmail Stockton Services <stockton752@gmail.com>

(no subject)

2 messages

Lynn Larsen <lynnrlarsen@gmail.com> Wed, Sep 11, 2024 at 11:23 AM
To: "Tocki (Anne) Bialobreski" <stockton752@gmail.com>

To the Chairperson and Members of Hampton Zoning Board of Adjustments:

I am the northern abutter for 549 Ocean Boulevard, residing at 553 Ocean Boulevard. There are material errors in the petition submitted for approval scheduled for public hearing on September 19 as well as conflicting survey information. I have asked Millennium Engineering to look into the conflicting surveys and provide me additional information.

1. The application lists the property as a Duplex,which it is not and never has been since the property was built in 1993. This error has been corrected in the Vision system, but is not yet published. Consideration to create parking behind the building based on the application as a duplex cannot be supported.

2. One of the reasons given for relocating the house is to bring it within the property lines. The attached certified plot plan from 1993 raises questions about the necessity for this consideration.

Based on the above I am requesting that you postpone any public hearing until these matters are addressed. I have attached relevant documents for your convenience.

Thank you.

Sincerely,

Lynn R. Larsen, Trustee Lynn R. Larsen Revokable Trust
553 Ocean Blvd
Hampton
978 835-5673
lynnrlarsen@gmail.com

2 attachments

549 OB Building Permit 1993.jpg
2161K

549 ocean FND CERT.pdf
1034K

Stockton Services <stockton752@gmail.com> Wed, Sep 11, 2024 at 11:31 AM
To: Lynn Larsen <lynnrlarsen@gmail.com>

Perfect.
T
[Quoted text hidden]

Gmail Stockton Services <stockton752@gmail.com>

a few more things

5 messages

Stockton Services <stockton752@gmail.com> Tue, Sep 10, 2024 at 8:32 AM
To: Lynn Larsen <lynnrlarsen@gmail.com>

--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 765-8918

5 attachments

549 Ocean Fema.jpg
45K

549 NH-1A - Google Maps.pdf
752K

553 Ocean vision.pdf
227K

549 ocean vision.pdf
203K

not just an accountant.pdf
89K

Lynn Larsen <lynnrlarsen@gmail.com> Tue, Sep 10, 2024 at 12:44 PM
To: "Tocki (Anne) Bialobreski" <stockton752@gmail.com>

Heather just confirmed they believe it to be a tax card error. They will check with the assessor tomorrow.

[Quoted text hidden]
[Quoted text hidden]
<549 Ocean Fema.jpg><549 NH-1A - Google Maps.pdf><553 Ocean vision.pdf><549 ocean vision.pdf>
<not just an accountant.pdf>

Stockton Services <stockton752@gmail.com> Wed, Sep 11, 2024 at 8:18 AM

To: "Tocki (Anne) Bialobreski" <stockton752@gmail.com>

[Quoted text hidden]
[Quoted text hidden]
<549 ocean FND CERT.pdf>

To: Lynn Larsen <lynnrlarsen@gmail.com>

Did you notice this in the building file?

[Quoted text hidden]

549 ocean FND CERT.pdf
1033K

Lynn Larsen <lynnrlarsen@gmail.com> Wed, Sep 11, 2024 at 8:54 AM
To: "Tocki (Anne) Bialobreski" <stockton752@gmail.com>

On Sep 11, 2024, at 8:18 AM, Stockton Services <stockton752@gmail.com> wrote:

Did you notice this in the building file?

On Tue, Sep 10, 2024 at 12:45 PM Lynn Larsen <lynnrlarsen@gmail.com> wrote:

> Heather just confirmed they believe it to be a tax card error. They will check with the assessor tomorrow.
>
> On Sep 10, 2024, at 8:32 AM, Stockton Services <stockton752@gmail.com> wrote:
>
> --
> *"Failing to be part of the solution makes us part of the problem."*
>
> Anne W, Bialobrzeski
> NHLLS #752
> NHDES Septic Designer #348
> Stockton Services
> 603 765-8918
> <549 Ocean Fema.jpg><549 NH-1A - Google Maps.pdf><553 Ocean vision.pdf><549 ocean vision.pdf><not just an accountant.pdf>

--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 765-8918
<549 ocean FND CERT.pdf>

Henry Boyd Existing Conditions 12.13.16.pdf
166K

Lynn Larsen <lynnrlarsen@gmail.com> Wed, Sep 11, 2024 at 8:58 AM

I sent it to you. The recorded survey of your first purchase.

[Quoted text hidden]

Gmail Stockton Services <stockton752@gmail.com>

Larsen

4 messages

Stockton Services <stockton752@gmail.com> Wed, Sep 11, 2024 at 11:15 AM
To: Henry Boyd <hboyd@mei-nh.com>

Henry,
I know you have some of this, just want to be sure you have it all.
What a mess. 4 files attached.
Glad you are looking at the boundaries. Call if you want.
Tocky

--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 765-8918

4 attachments

549 ocean FND CERT.pdf
1033K

RCRD PLAN 187.pdf
74K

RCRD PLAN D10809.pdf
186K

Larsen ZBA plan.pdf
6270K

Henry Boyd, L.L.S. <hboyd@mei-nh.com> Wed, Sep 11, 2024 at 11:18 AM
To: Stockton Services <stockton752@gmail.com>

Hi Tocky,

Thanks. I will be leaving for a week in Scotland on Friday. I will be diving into it on my return.

I told Lynn to attend the ZBA hearing and ask that they continue the case until we have a chance to check into the boundary.

H

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Wed, Sep 11, 2024 at 11:30 AM

To: "Henry Boyd, L.L.S." <hboyd@mei-nh.com>

Slightly different recommendation from me.
I suggested that she ask the board to "postpone" any public hearing on this proposal based on wrong application information as well as survey discrepancies. Not a duplex.
IMO it shouldn't even be on the agenda until corrected.

Still waiting on my Chet tax map request...

Have fun in Scotland.

T

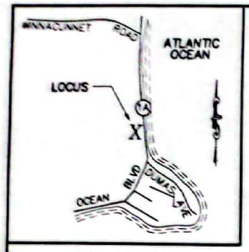
[Quoted text hidden]

Henry Boyd, L.L.S. <hboyd@mei-nh.com> Wed, Sep 11, 2024 at 11:32 AM
To: Stockton Services <stockton752@gmail.com>

Probably even better advice!

Thanks,

[Quoted text hidden]



LOCUS MAP
NOT TO SCALE

NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) THIS PARCEL LIES WITHIN FLOOD ZONES AE 9 & AO(1) SEE F.I.R.M. COMMUNITY PANEL 330132 0441 E EFFECTIVE DATE MAY 17, 2005.
3) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE N.G.V.D. 1929.

ENTIRE LOT LIES WITHIN 250' NHDES SHORELAND JURISDICTION
ENTIRE LOT LIES WITHIN 100' OF THE TIDAL BUFFER ZONE

UTILITIES NOTE

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

WETLANDS DELINEATION BY
WEST ENVIRONMENTAL
48 STEVENS HILLROAD
NOTTINGHAM, NH 03290

IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AS REQUIRED BY THE DES WETLANDS BUREAU.

N/F
KINCOT COTTAGE REALTY TRUST
ELAINE CAREY, TRUSTEE
40 SPAULDING CIRCLE
EAST HARTFORD, CT. 06118
BK. 3524 PG. 1538
(255/1)

PHOTO 1

ZONING DISTRICT
BS BUSINESS SEASONAL

MINIMUM REQUIREMENTS	
AREA	5,000 S.F.
LOT WIDTH	20'
MAXIMUM SEALED SURFACE	75%
BUILDING SETBACKS	
FRONT	4'
SIDE	4'
REAR	4'

(252/2)

RECORD OWNER
LYNN R. LARSEN REV. TRUST
LYNN R. LARSEN, TRUSTEE
553 OCEAN BOULEVARD
HAMPTON, NH 03842
PARCEL I BK. 5814 PG. 0240
PARCEL II BK. 5882 PG. 2563
SEE VOLUNTARY LOT MERGER BK. 5886 PG. 2111
8,445 S.F.
0.19 ACRES

EXISTING SEALED SURFACE	PROPOSED SEALED SURFACE
2,393 S.F.=28.3% OF LOT AREA	2,489 S.F.=29.5% OF LOT AREA

TOWN OF HAMPTON
50' BUFFER

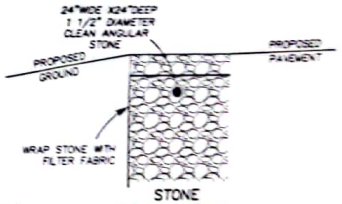
EXISTING SEALED SURFACE	PROPOSED SEALED SURFACE
DWELLING, CONCRETE & SHED SEALED AREA = 1,505 S.F.	DWELLING, CONCRETE & SHED SEALED AREA = 1,520 S.F.
LOT AREA WITHIN 50' BUFFER = 6,059 S.F.	LOT AREA WITHIN 50' BUFFER = 6,059 S.F.
24.8 % SEALED SURFACE	25.0 % SEALED SURFACE

0.2% INCREASE
(15 S.F. GENEARATOR PAD)

AREA OF ADDITIONAL PARKING SPACE SHOWN WITHIN 50' BUFFER IS 88 S.F.

PROPOSED TRENCH INFILTRATION NOTE

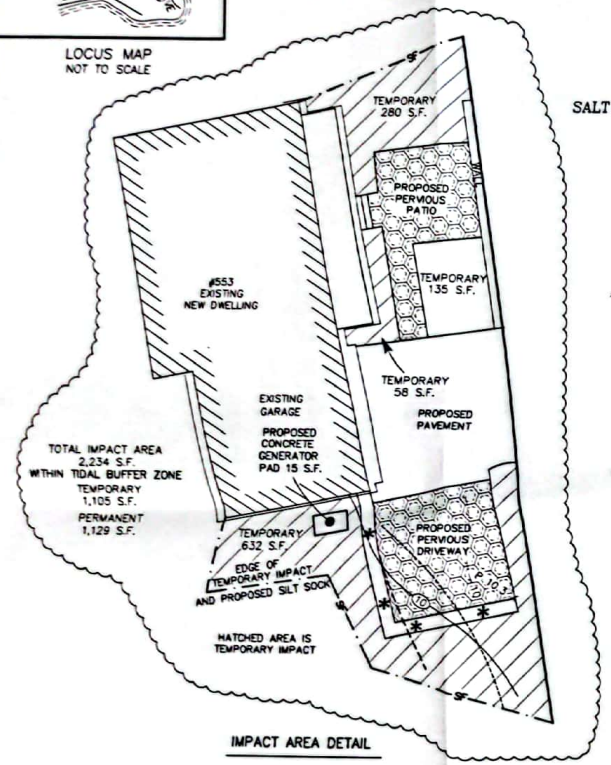
STONE INFILTRATION TRENCHES ARE TO BE PLACED AS DEPICTED AT PROPOSED DRIVEWAY EDGE TO RECEIVE RUNOFF FROM DRIVEWAY SEE DETAIL BELOW. THESE TRENCHES ARE TO BE INSPECTED TWICE PER YEAR (SPRING & FALL) AND MAINTAINED BY REMOVING ANY DEBRIS AND VACUUMING.



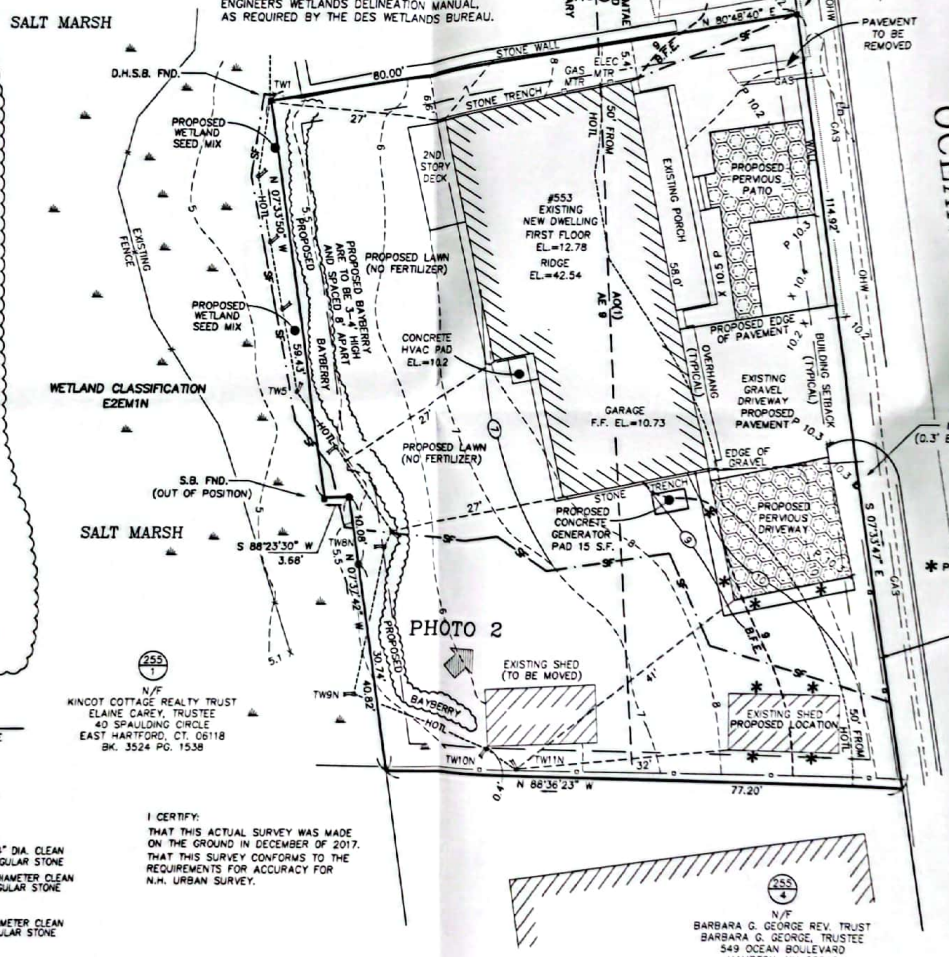
STONE TRENCH DETAIL
NOT TO SCALE

STONE TRENCH FOR NEW SHED LOCATION TO BE SAME EXCEPT FOR 12" WIDE

SEE PREVIOUS NHDES WETLAND PERMIT 2017-00069


TEMPORARY 280 S.F.
PROPOSED PERVIOUS PATIO
TEMPORARY 135 S.F.
#553 EXISTING NEW DWELLING
TEMPORARY 58 S.F.
EXISTING GARAGE
PROPOSED CONCRETE GENERATOR PAD 15 S.F.
PROPOSED PAVEMENT
TOTAL IMPACT AREA 2,234 S.F. WITHIN TIDAL BUFFER ZONE
TEMPORARY 1,105 S.F.
PERMANENT 1,129 S.F.
TEMPORARY 632 S.F.
EDGE OF TEMPORARY IMPACT AND PROPOSED SILT SOCK
PROPOSED PERVIOUS DRIVEWAY
HATCHED AREA IS TEMPORARY IMPACT

IMPACT AREA DETAIL



(252/1)
N/F
KINCOT COTTAGE REALTY TRUST
ELAINE CAREY, TRUSTEE
40 SPAULDING CIRCLE
EAST HARTFORD, CT. 06118
BK. 3524 PG. 1538

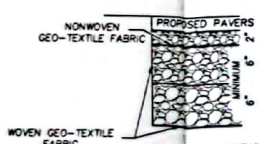
(252/4)
N/F
BARBARA G. GEORGE REV. TRUST
BARBARA G. GEORGE, TRUSTEE
549 OCEAN BOULEVARD
HAMPTON, NH 03842
BK. 3409 PG. 1541

LEGEND

D.H.	DRILL HOLE
● S.B.	STONE BOUND
○ I.P.	IRON PIPE
● I. ROD	IRON ROD
FND.	FOUND
0/00	ASSESSORS MAP AND PARCEL
OHW	OVER HEAD WIRE
PU	UTILITY POLE
S	SEWER MAN HOLE
	WETLANDS
WF	WETFLAG
HOTL	HIGHEST OBSERVABLE TIDE LINE
B.F.E.	BASE FLOOD ELEVATION
10	PROPOSED CONTOUR
X 10.5 P	PROPOSED SPOT GRADE
SF	PROPOSED SILT SOCK
	PROPOSED PERVIOUS PAVER

"TECHO-BLOC" PERVIOUS PAVER DETAIL NOT TO SCALE

"TECHO-BLOC" PERVIOUS PAVERS. REFER TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION GUIDELINES PROVIDED HEREWITH.



REMOVE UNSUITABLE FILL MATERIAL DOWN TO NATURAL SAND LAYER AND REPLACE WITH CLEAN SAND*

* SAND SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100% PASSES A 0.5" SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN DECEMBER OF 2017.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

LICENSED LAND SURVEYOR DATE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

NO.	DATE	DESCRIPTION	BY
1	03-26-18	MOVE SHED LOCATION	H.H.B.

NHDES/HAMPTON WETLAND PERMIT PLAN
IN
HAMPTON, NH

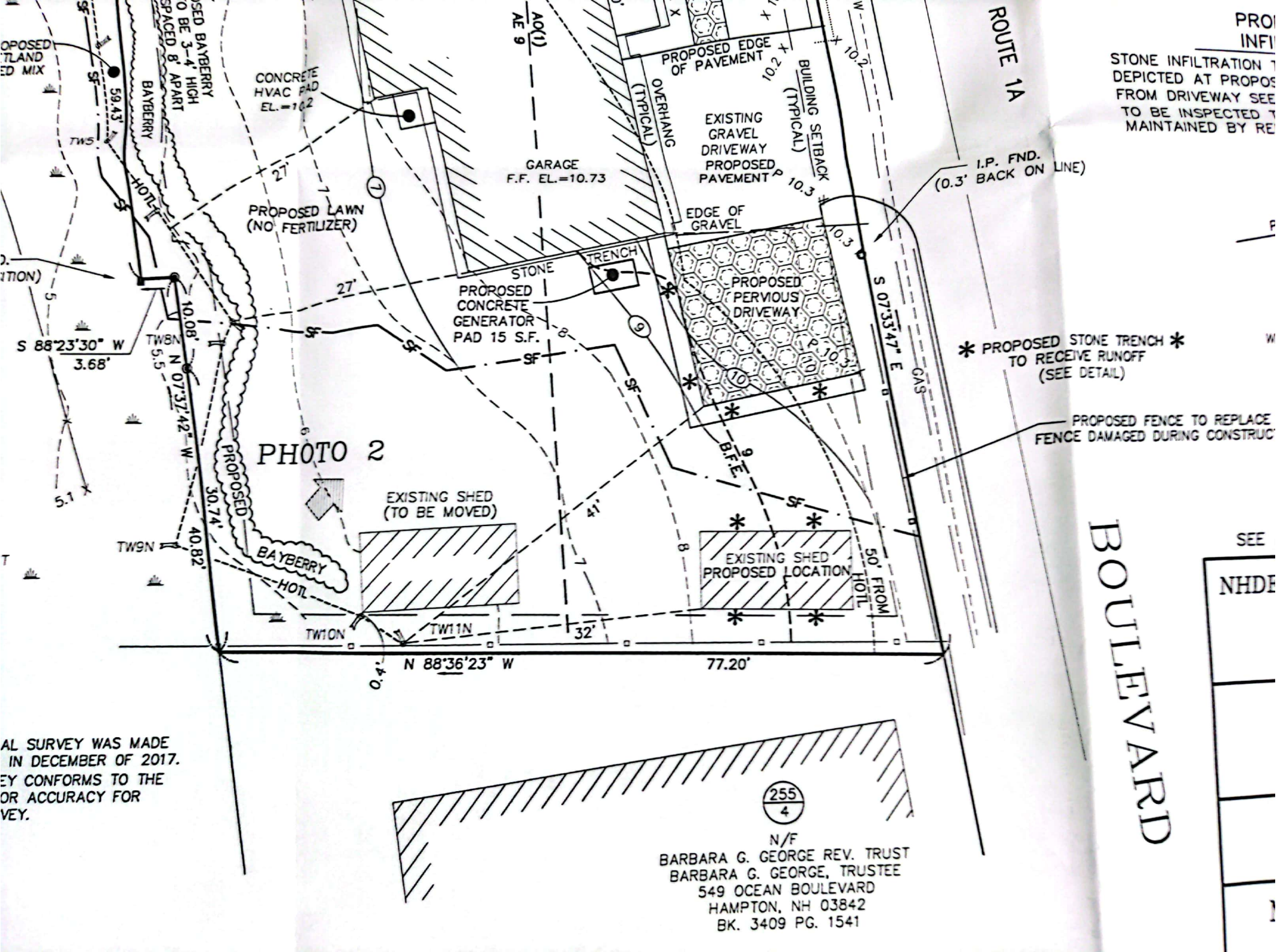
SHOWING
PROPOSED NEW DRIVEWAY AND PATIO
AT 553 OCEAN BOULEVARD
(ASSESSORS MAP 255 LOT 2)

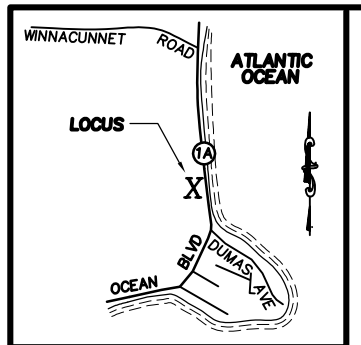
RECORD OWNER
LYNN LARSEN
553 OCEAN BOULEVARD HAMPTON, NH 03842

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0659 WWW.ME1-NH.COM

SCALE: 1"=10'	CALC. BY: H.H.B.	PROJECT #161902
DATE: JAN. 30, 2018	CHKD. BY: R.S.G.	SHEET 1 OF 1

CamScanner


PROPOSED EDGE OF PAVEMENT
BUILDING SETBACK (TYPICAL)
OVERHANG (TYPICAL)
EXISTING GRAVEL DRIVEWAY PROPOSED PAVEMENT
CONCRETE HVAC PAD EL.=10.2
GARAGE F.F. EL.=10.73
PROPOSED LAWN (NO FERTILIZER)
EDGE OF GRAVEL
TRENCH
STONE
PROPOSED CONCRETE GENERATOR PAD 15 S.F.
PROPOSED PERVIOUS DRIVEWAY
I.P. FND. (0.3' BACK ON LINE)
S 07°33'47" E
* PROPOSED STONE TRENCH * TO RECEIVE RUNOFF (SEE DETAIL)
PROPOSED FENCE TO REPLACE FENCE DAMAGED DURING CONSTRUC
ROUTE 1A
BOULEVARD
PHOTO 2
EXISTING SHED (TO BE MOVED)
EXISTING SHED PROPOSED LOCATION
50' FROM HOTL
PROPOSED BAYBERRY
BAYBERRY
HOTL
S 88°23'30" W
3.68'
N 07°37'42" W
10.08'
30.74'
40.82'
N 88°36'23" W
77.20'
32'
41'
B.F.E. 9
255/4
N/F
BARBARA G. GEORGE REV. TRUST
BARBARA G. GEORGE, TRUSTEE
549 OCEAN BOULEVARD
HAMPTON, NH 03842
BK. 3409 PG. 1541
AL SURVEY WAS MADE
IN DECEMBER OF 2017.
EY CONFORMS TO THE
OR ACCURACY FOR
VEY.



LOCUS MAP
NOT TO SCALE

NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) **THIS PARCEL LIES IN A FLOOD ZONE AE 9, SEE F.I.R.M. COMMUNITY PANEL 330132 0441 E EFFECTIVE DATE MAY 17, 2005.**
3) **THE ELEVATIONS SHOWN HEREON ARE BASED ON THE N.G.V.D. 1929.**

PLAN REFERENCES

"PLAT OF LAND FOR MATT O'CONNOR IN HAMPTON, N.H." SCALE: 1"=20' DATE: NOVEMBER 1979 BY: PARKER SURVEY ASSOC., INC. **B-8446**

"PLAT OF LAND FOR MATT O'CONNOR IN HAMPTON, N.H." SCALE: 1"=20' DATE: OCTOBER 1977 BY: PARKER SURVEY ASSOC., INC. **NOT RECORDED**

255/2
RECORD OWNER
SUSAN L. & LEE R. OLSON
540 HIGH STREET
CONVENTRY, CT 06238
BK. 3524 PG. 1541

PCL I
5,559 S.F.
0.13 ACRES
EXISTING SEALED SURFACE
4,699 S.F.
84.5%

#555 EXISTING DWELLING

255/1
N/F
KINCOT COTTAGE REALTY TRUST
ELAINE CAREY, TRUSTEE
40 SPAULDING CIRCLE
EAST HARTFORD, CT. 06118
BK. 3524 PG. 1538

SALT MARSH

UTILITIES NOTE

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

SALT MARSH

255/1
N/F
KINCOT COTTAGE REALTY TRUST
ELAINE CAREY, TRUSTEE
40 SPAULDING CIRCLE
EAST HARTFORD, CT. 06118
BK. 3524 PG. 1538

WETLANDS DELINEATION BY
WEST ENVIRONMENTAL
48 STEVENS HILLROAD
NOTTINGHAM, NH 03290

IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AS REQUIRED BY THE DES WETLANDS BUREAU.

D.H.S.B. FND.
STONE WALL
N 80°48'40" E
80.00'
BUILDING SETBACK (TYPICAL)
27.0'
21.3'
6.0'
14.0'
28.00'
50' FROM HOTL
#553 PROPOSED DWELLING
36.00'
114.92'
70.00'
WALL
GAS
OHW
B.F.E.
TW1
HIGHEST OBSERVABLE TIDE LINE
N 07°33'50" W
59.43'
TW5
EXISTING FENCE
MAN HOLE
27.5'
22.00'
S.B. FND. (OUT OF POSITION)
S 88°23'30" W
3.68'
10.08'
TW8N
26.7'
76.32'
N 80°48'40" E
I.P. FND. (0.3' BACK ON LINE)
S 07°33'47" E
44.92'
N 07°37'42" W
30.74'
40.82'
TW9N
SHED
TW10N
TW11N
OCEAN BOULEVARD
ROUTE 1A
B-8446

255/4
N/F
BARBARA G. GEORGE REV. TRUST
BARBARA G. GEORGE, TRUSTEE
549 OCEAN BOULEVARD
HAMPTON, NH 03842
BK. 3409 PG. 1541

ENTIRE LOT LIES WITHIN 250' NHDES SHORELAND JURISDICTION

TOWN OF HAMPTON
EXISTING SEALED SURFACE AREA WITHIN 50' OF HOTL = 3,778 S.F.

ZONING DISTRICT
BS BUSINESS SEASONAL
MINIMUM REQUIREMENTS

AREA	5,000 S.F.
LOT WIDTH	20'
MAXIMUM SEALED SURFACE	75%

BUILDING SETBACKS

FRONT	4'
SIDE	4'
REAR	4'

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN NOVEMBER OF 2016.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

LICENSED LAND SURVEYOR DATE

LEGEND

D.H.	DRILL HOLE
S.B.	STONE BOUND
I.P.	IRON PIPE
I ROD	IRON ROD
FND.	FOUND
0/00	ASSESSORS MAP AND PARCEL
---OHW	OVER HEAD WIRE
	UTILITY POLE
S	SEWER MAN HOLE
	WETLANDS
	WETFLAG
HOTL	HIGHEST OBSERVABLE TIDE LINE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

NO.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS

WETLAND/SPECIAL PERMIT PLAN
IN
HAMPTON, NH

SHOWING
A PROPOSED NEW DWELLING AT 553 OCEAN BOULEVARD
(ASSESSORS MAP 255 LOT 2)

RECORD OWNER
SUSAN L. & LEE R. OLSON
540 HIGH STREET COVENTRY, CT 06238

PREPARED FOR
LYNN LARSEN
605 OCEAN BOULEVARD UNIT 1 HAMPTON, NH 03842

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

SCALE: 1"=10'	CALC. BY: H.H.B.	PROJECT:E161902
DATE: NOV. 17, 2016	CHKD. BY: R.S.G.	SHEET 1 OF 2

PLAN REFERENCE

1. "PLAT OF LAND FOR MARK A. O'CONNOR IN HAMPTON, N.H." DATED NOVEMBER 1978, PREPARED BY PARKER SURVEY ASSOC., INC., R.C.R.D. PLAN #####.
2. "SITE PLAN OF ISLAND VIEW CONDOMINIUMS HAMPTON BEACH, N.H. FOR RICHARD D. & DEBORAH G. ROY" DATED MAY 1982, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., R.C.R.D. PLAN # 10808.
3. "PLAT OF LAND IN HAMPTON, NH, SHOWING A BOUNDARY SURVEY AT 553 OCEAN BOULEVARD (ASSESSORS MAP 255, LOT 2)" DATED APR. 20, 2017, PREPARED BY MILLENNIUM ENGINEERING INC., R.C.R.D. PLAN #40098.

SURVEYOR CERTIFICATION

"I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

LICENSED LAND SURVEYOR — DATE 8.24.24

NH 834 CHAKI A. FRANCISCO

WETLAND CERTIFICATION

WETLAND BOUNDARIES DELINEATED BY LUKE D. HURLEY, CWS OF BSC GROUP IN MARCH 2024, FOLLOWING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFICATION AND DELINEATION OF HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE, NRCS, (2018).
3. FIELD INDICATORS OF HYDRIC SOILS (TECHNICAL COMMITTEE, 2018 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
4. NEW HAMPSHIRE WETLAND PLANT LIST, VERSION 3.2 (2018).

LUKE HURLEY — No. 232 — 8/25/24

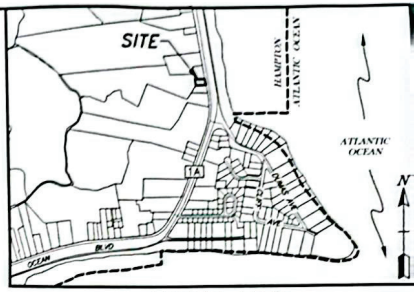
LEGEND

- BOUNDARY/PROPERTY LINE
- LINE USED FOR AREA CALCS
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ROAD/DRIVEWAY
- EXISTING CURBING
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER LINE
- EXISTING VINYL FENCE
- EXISTING RETAINING WALL
- 100 YEAR FLOOD ZONE LINE
- EXISTING BUILDING LOCATION
- EXISTING DECK
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING STEPS
- EXISTING 1 FT CONTOURS
- EXISTING 2 FT CONTOURS
- EXISTING SEWER MANHOLE
- EXISTING WATER SHUTOFF
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING BUSH
- VGC VERTICAL GRANITE CURB
- CCB CAPE COD BERM CURB
- SWL SOLID WHITE LINE
- DWL DASHED WHITE LINE
- TBR TO BE REMOVED
- EXISTING LANDSCAPED AREAS
- EXISTING ACCESS EASEMENT (SEE NOTE #8)

ADDITIONAL ABUTTER

(ACROSS OCEAN BLVD/ROUTE 1A)

TAX MAP 255/LOT 32
STATE OF NEW HAMPSHIRE
DEPARTMENT OF PARKS & RECREATION
(13 PROPERTIES TOTAL)
(1 PROPERTY ON THIS SHEET)
(ADDRESS: NH ROUTE 1A)
(USE: RECREATIONAL PARK)



LOCUS MAP

SCALE: 1"=500'

NOTES:

1. OWNER OF RECORD:
   TAX MAP 255 LOT 4
   549 JUNO LLC
   1 WALTON ROAD
   SEABROOK, NH 03874
   BOOK 6513 PAGE 785
2. THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY LOCATION, ANY VISIBLE IMPROVEMENTS, AND THE LOCATION OF THE EXISTING 2-STORY, 2-FAMILY HOUSE LOCATED ON TAX MAP 255 LOT 4.
3. THE TOTAL LOT AREA WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN THE IMPERVIOUS AREA CALCULATIONS WAS CALCULATED USING THE LINE LABELED "LINE USED FOR AREA CALCULATIONS."
4. CURRENT ZONING: BUSINESS SEASONAL (BS) & WETLAND CONSERVATION DISTRICT (WCD)
5. DIMENSIONAL REQUIREMENTS
   (PER "ATTACHMENT A, ARTICLE IV DIMENSIONAL REQUIREMENTS TABLE II AND FOOTNOTES" OF THE 2024 ZONING ORDINANCE, BUILDING CODES AND IMPACT FEE ORDINANCE FOR THE TOWN OF HAMPTON).

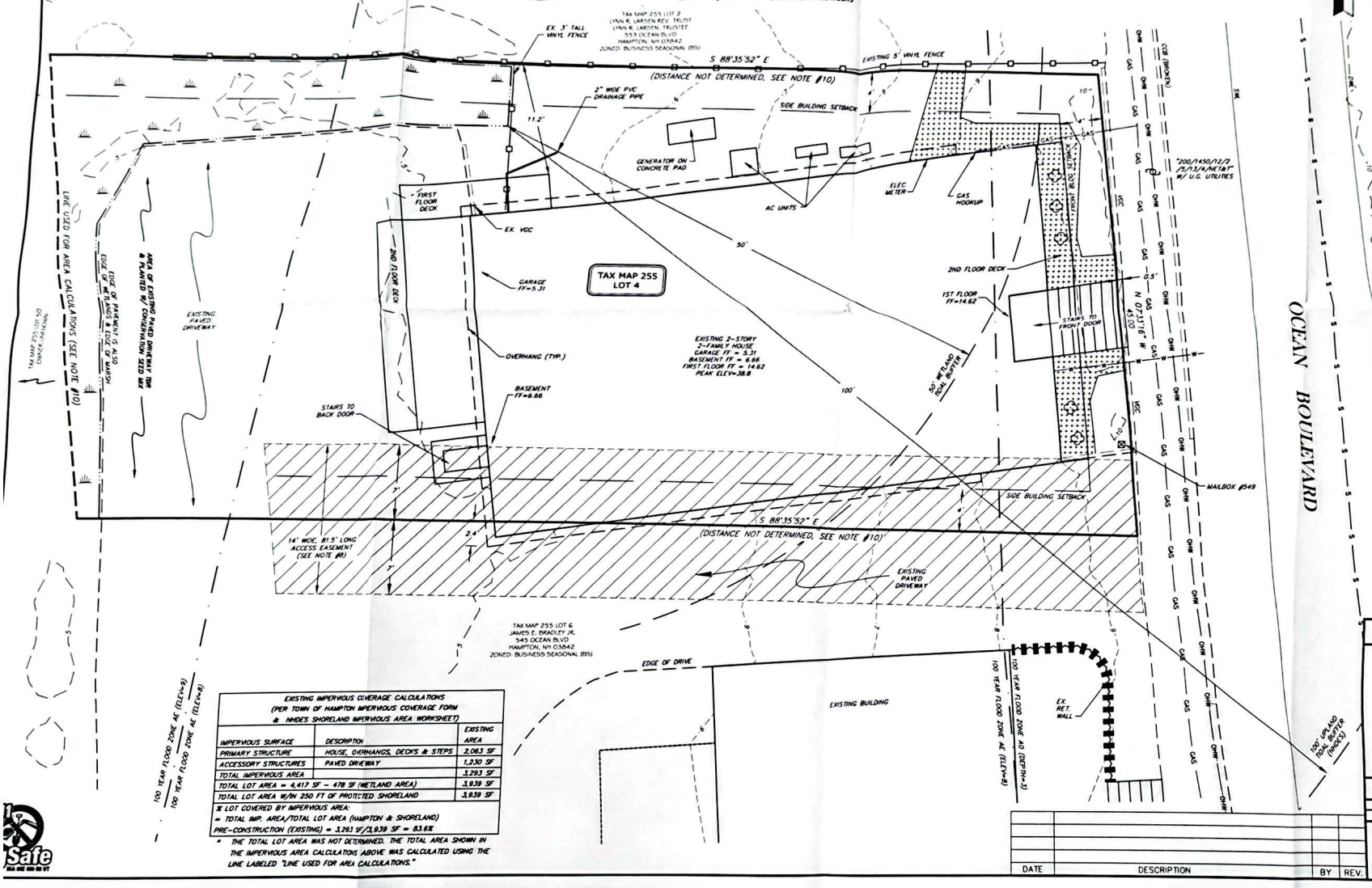
MINIMUM LOT SIZE	5,000 SF
MIN. LOT AREA/DWELLING UNIT	2,500 SF
MINIMUM FRONTAGE	20 FT.
MIN. SQUARE W/IN LOT LINES	15 FT x 15 FT *
MAX BUILDING HEIGHT	50 FT
FRONT/SIDE/REAR SETBACK	4 FT
MIN. SF/DWELLING UNIT	330
MAX % IMPERVIOUS COVERAGE/LOT	75%
WETLAND TIDAL BUFFER	50'
NHDES UPLAND TIDAL BUFFER	100'

* A LOT MUST BE ABLE TO CONTAIN W/IN THE PROPERTY LINES AND TOUCHING THE FRONT LOT LINE, A SQUARE WHOSE SIDES ARE EQUAL IN LENGTH TO 75% OF THE FRONTAGE REQUIREMENT.

6. ANY PORTION OF THIS SITE THAT IS WITHIN 250' OF ANY PUBLIC WATER OF THE STATE OF NEW HAMPSHIRE IS SUBJECT TO THE SHORELAND WATER QUALITY PROTECTION ACT (RSA 483-B).
7. THE MAJORITY OF THIS SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE AE, ELEVATION 8 AND IT IS ALSO PARTIALLY LOCATED IN ZONE AE, ELEVATION 8, AND ZONE AO, DEPTH 3, PER FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 441 OF 681, MAP NUMBER 33015C0441F, EFFECTIVE DATE JANUARY 29, 2021.
8. THERE EXISTS AN ACCESS EASEMENT THAT BENEFITS BOTH TAX MAP 255 LOT 4 AND LOT 6 THAT ALLOWS BOTH TO PASS AND REPASS OVER A STRIP OF LAND SEVEN (7) FEET IN WIDTH ADJACENT TO THE SOUTHERLY LINE OF TAX MAP 255 LOT 4, A DISTANCE OF 81.5 FEET, MORE OR LESS, ALONG THE NORTHERLY BOUND OF TAX MAP 255 LOT 6 AS DESCRIBED IN DEED BOOK 6513 PAGE 785.
9. THIS PLAN AND TOPOGRAPHIC INFORMATION FOR THIS SITE IS BASED ON PUBLICLY AVAILABLE LIDAR INFORMATION FROM NHGRANIT AND VERIFIED BY SURVEY FIELD WORK PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC. IN FEBRUARY, MARCH & JUNE OF 2024 UTILIZING CARLSON BRX-7 GPS RECEIVERS AND A CARLSON CRX-5 ROBOTIC TOTAL STATION. HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE NAD 83 AND VERTICAL DATUM IS NAVD 1988 BASED ON A STATIC GPS OBSERVATION AND OPUS SOLUTION.
10. BEDFORD DESIGN CONSULTANTS DID NOT PERFORM A BOUNDARY SURVEY OF THIS PROPERTY. BOUNDARY INFORMATION WAS CALCULATED FROM THE REFERENCED PLANS. BEDFORD DESIGN CONSULTANTS DID NOT DETERMINE THE WESTERN (REAR) PROPERTY LINE.
11. UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON PAINT MARKS LOCATED ON THE GROUND. ALWAYS CALL DIGSAFE PRIOR TO EXCAVATION.

SCALE: 1"=5'

GRAPHIC SCALE



EXISTING IMPERVIOUS COVERAGE CALCULATIONS (PER TOWN OF HAMPTON IMPERVIOUS COVERAGE FORM & NHDES SHORELAND IMPERVIOUS AREA WORKSHEET)		
IMPERVIOUS SURFACE	DESCRIPTION	EXISTING AREA
PRIMARY STRUCTURE	HOUSE, OVERHANGS, DECKS & STEPS	2,063 SF
ACCESSORY STRUCTURES	PAVED DRIVEWAY	1,230 SF
TOTAL IMPERVIOUS AREA		3,293 SF
TOTAL LOT AREA = 4,417 SF − 478 SF (WETLAND AREA)		3,939 SF
TOTAL LOT AREA W/IN 250 FT OF PROTECTED SHORELAND		3,939 SF
% LOT COVERED BY IMPERVIOUS AREA: = TOTAL IMP. AREA/TOTAL LOT AREA (HAMPTON & SHORELAND) PRE-CONSTRUCTION (EXISTING) = 3,293 SF/3,939 SF = 83.6%		

* THE TOTAL LOT AREA WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN THE IMPERVIOUS AREA CALCULATIONS ABOVE WAS CALCULATED USING THE LINE LABELED "LINE USED FOR AREA CALCULATIONS."

DATE	DESCRIPTION	BY	REV.

TAX MAP 255 LOT 4

EXISTING CONDITIONS PLAN
549 OCEAN BOULEVARD

LOCATED AT:

549 OCEAN BOULEVARD
HAMPTON, NEW HAMPSHIRE

PREPARED FOR:
PAYNE CONSTRUCTION SERVICES, INC.
ATTN: GEOFF GOSS
P.O. BOX 6
CENTER STRAFFORD, NH 03815

PROPERTY OWNER:
549 JUNO LLC
1 WALTON ROAD
SEABROOK, NH 03874

SCALE: 1" = 10'	FEBRUARY 16, 2024		SHEET 1 O
DESIGN: M.K.H.	DRAWN: M.K.H.	CHECKED: C.A.F.	FB: 679 PG: 002

1718

Bedford Design Consultants Inc
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester NH 03103
Telephone (603) 622-5533
www.bedforddesign.com

Safe
DIG ONE AND DI VT

PLAN REFERENCE

1. "PLAT OF LAND FOR MARK A. O'CONNOR IN HAMPTON, N.H." DATED NOVEMBER 1978 PREPARED BY PARKER SURVEY ASSOC., INC., R.C.R.D. PLAN #####
2. "SITE PLAN OF ISLAND VIEW CONDOMINIUMS HAMPTON BEACH, N.H. FOR RICHARD O. & DEBORAH C. BEAN" DATED MAY 1982, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., R.C.R.D. PLAN # 15000
3. "PLAT OF LAND IN HAMPTON, NH SHOWING A BOUNDARY SURVEY AT 543 OCEAN BOULEVARD (ASSESSORS MAP 255 LOT 2)" DATED APRIL 20, 2017 PREPARED BY MILLENNIUM ENGINEERING INC., R.C.R.D. PLAN #36004

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS OF BOS GROUP IN MARCH 2024 USING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012
2. U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (ENVIRONMENTAL LABORATORY, 1987)
3. "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2 (UNITED STATES DEPARTMENT OF AGRICULTURE, 2018)
4. "THE NEW ENGLAND WETLAND PLANT SYSTEM" (GENERAL TECHNICAL REPORT NE-82, U.S. DEPARTMENT OF AGRICULTURE, FOREST SERVICE, NORTHEASTERN FOREST EXPERIMENT STATION, 1984)
5. "NATIONAL WETLAND PLANT LIST, VERSION 3.3" (2018)

LUKE HURLEY — 5/25/24 — NO. 892

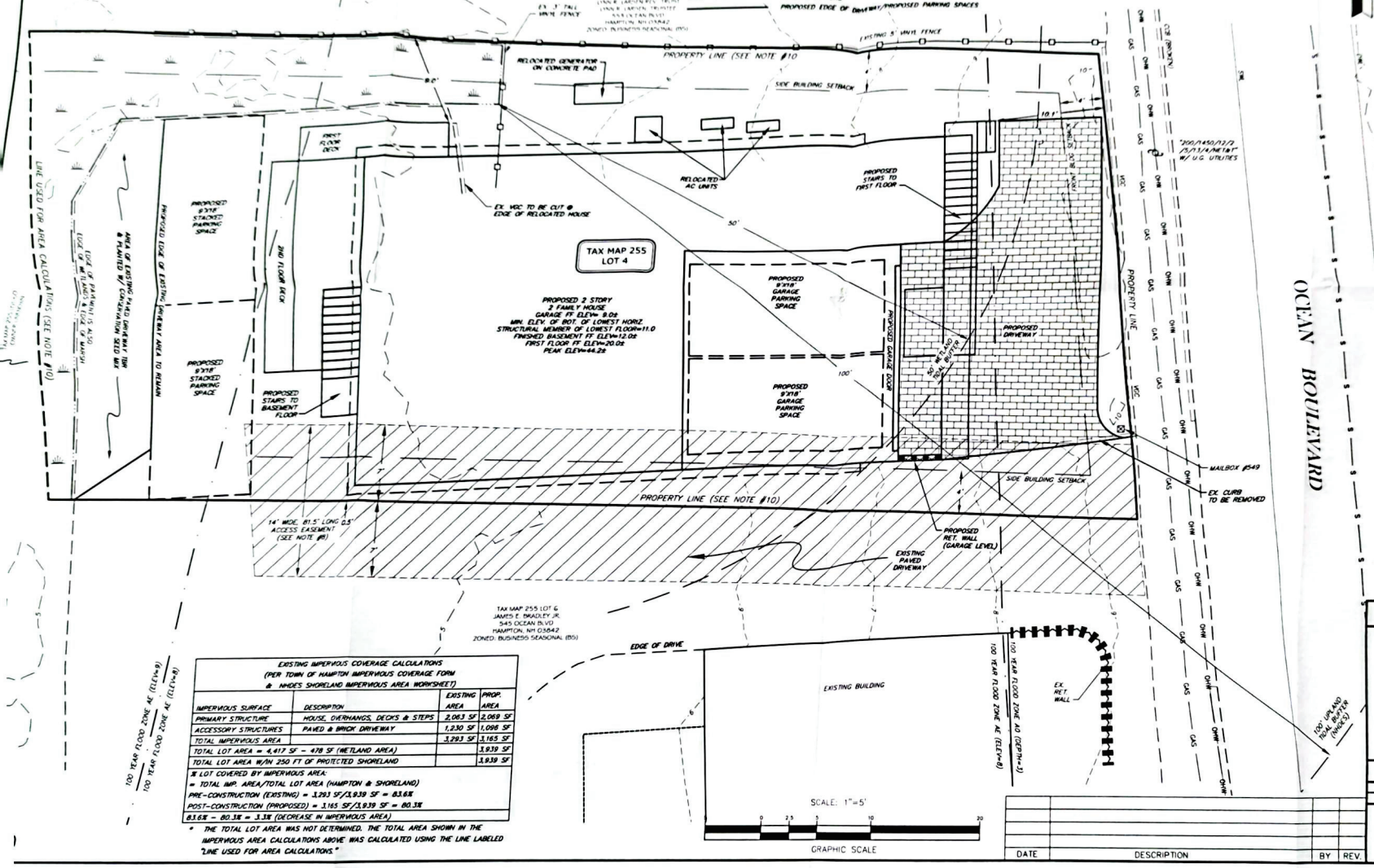
LEGEND

- BOUNDARY/PROPERTY LINE
- LINE USED FOR AREA CALCULATIONS
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ROAD/SHOULDER
- EXISTING CURBING
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY
- EXISTING WATER LINE
- EXISTING VINYL FENCE
- EXISTING RETAINING WALL
- 100 YEAR FLOOD ZONE LINE
- PROPOSED BUILDING LOCATION
- PROPOSED DECK
- PROPOSED BUILDING OVERHANG
- PROPOSED BUILDING STEPS
- EXISTING 1 FT CONTOURS
- EXISTING 2 FT CONTOURS
- EDGE OF WETLANDS
- WETLAND BUFFERS
- PROPOSED EDGE OF DRIVEWAY/PROPOSED PARKING SPACES
- EXISTING SEWER MANHOLE
- EXISTING WATER SHUTOFF
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING BUSH
- VGC VERTICAL GRANITE CURB
- CCVB CAPE COD BERM CURB
- SWL SINGLE WHITE LINE
- DWL DASHED WHITE LINE
- TBR TO BE REMOVED
- EXISTING LANDSCAPE AREA
- PROPOSED BRICK DRIVEWAY AREA
- PROPOSED WETLAND AREA
- EXISTING ACCESS EASEMENT (SEE NOTE #8)

ADDITIONAL ABUTTER

(ACROSS OCEAN BLVD/ROUTE 1A)

JAMES E. BRADLEY JR.
545 OCEAN BLVD
HAMPTON, NH 03842
ZONED: BUSINESS SEASONAL (BS)

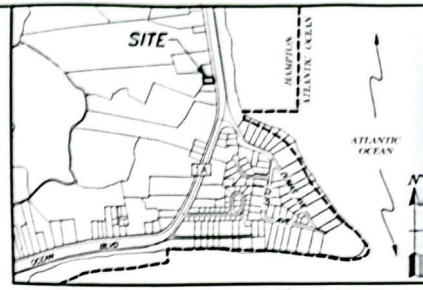

EX. 3' TALL VINYL FENCE
PROPERTY LINE (SEE NOTE #10)
RELOCATED GENERATOR ON CONCRETE PAD
SIDE BUILDING SETBACK
EXISTING 5' VINYL FENCE
FIRST FLOOR DECK
RELOCATED AC UNITS
PROPOSED STAIRS TO FIRST FLOOR
EX. VGC TO BE CUT @ EDGE OF RELOCATED HOUSE
TAX MAP 255 LOT 4
PROPOSED 2 STORY 2 FAMILY HOUSE
GARAGE FF ELEV= 9.0±
MIN. ELEV. OF BOT. OF LOWEST HORIZ. STRUCTURAL MEMBER OF LOWEST FLOOR=11.0
FINISHED BASEMENT FF ELEV=12.0±
FIRST FLOOR FF ELEV=20.0±
PEAK ELEV=44.2±
PROPOSED 9'X18' GARAGE PARKING SPACE
PROPOSED DRIVEWAY
PROPOSED 9'X18' STACKED PARKING SPACE
PROPOSED STAIRS TO BASEMENT FLOOR
2ND FLOOR DECK
AREA OF EXISTING PAVED DRIVEWAY TO BE REMOVED & PLANTED W/ CONSERVATION SEED MIX
LINE USED FOR AREA CALCULATIONS (SEE NOTE #10)
EDGE OF PAVEMENT IS ALSO EDGE OF WETLAND & EDGE OF MARSH
50' WETLAND BUFFER
MVGC
PROPOSED CHAIN LINK FENCE
"200/1450/12/3/5/13/4/METER" W/ U.G. UTILITIES
MAILBOX #549
EX. CURB TO BE REMOVED
SIDE BUILDING SETBACK
PROPERTY LINE (SEE NOTE #10)
14' WIDE, 81.5' LONG D.S. ACCESS EASEMENT (SEE NOTE #8)
PROPOSED RET. WALL (GARAGE LEVEL)
EXISTING PAVED DRIVEWAY
OCEAN BOULEVARD
EDGE OF DRIVE
EXISTING BUILDING
100 YEAR FLOOD ZONE AE (ELEV=8)
EX. RET. WALL
100' UPLAND TIDAL BUFFER (MHDES)
100 YEAR FLOOD ZONE AE (ELEV=9)
100 YEAR FLOOD ZONE AE (ELEV=8)
SCALE: 1"=5'
0 2.5 5 10 20
GRAPHIC SCALE

EXISTING IMPERVIOUS COVERAGE CALCULATIONS
(PER TOWN OF HAMPTON IMPERVIOUS COVERAGE FORM & NHDES SHORELAND IMPERVIOUS AREA WORKSHEET)

IMPERVIOUS SURFACE	DESCRIPTION	EXISTING AREA	PROP. AREA
PRIMARY STRUCTURE	HOUSE, OVERHANGS, DECKS & STEPS	2,063 SF	2,069 SF
ACCESSORY STRUCTURES	PAVED & BRICK DRIVEWAY	1,230 SF	1,096 SF
TOTAL IMPERVIOUS AREA		3,293 SF	3,165 SF
TOTAL LOT AREA = 4,417 SF - 478 SF (WETLAND AREA)			3,939 SF
TOTAL LOT AREA W/IN 250 FT OF PROTECTED SHORELAND			3,939 SF

% LOT COVERED BY IMPERVIOUS AREA:
= TOTAL IMP. AREA/TOTAL LOT AREA (HAMPTON & SHORELAND)
PRE-CONSTRUCTION (EXISTING) = 3,293 SF/3,939 SF = 83.6%
POST-CONSTRUCTION (PROPOSED) = 3,165 SF/3,939 SF = 80.3%
83.6% - 80.3% = 3.3% (DECREASE IN IMPERVIOUS AREA)

* THE TOTAL LOT AREA WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN THE IMPERVIOUS AREA CALCULATIONS ABOVE WAS CALCULATED USING THE LINE LABELED "LINE USED FOR AREA CALCULATIONS."



LOCUS MAP

SCALE: 1"=500'

NOTES:

1. OWNER OF RECORD:
   TAX MAP 255 LOT 4
   549 JUNO LLC
   1 WALTON ROAD
   SEABROOK, NH 03874
   BRCM 6513 PAGE 785
2. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION OF THE RELOCATED HOUSE, THE PROPOSED DRIVEWAY & GARAGE ENTRANCE AND THE ADDITIONAL STAIRS TO GET TO THE RAISED HOUSE ON TAX MAP 255 LOT 4.
3. THE TOTAL LOT AREA WAS NOT DETERMINED. THE TOTAL AREA SHOWN IN THE IMPERVIOUS AREA CALCULATIONS WAS CALCULATED USING THE LINE LABELED "LINE USED FOR AREA CALCULATIONS."
4. CURRENT ZONING: BUSINESS SEASONAL (BS) & WETLAND CONSERVATION DISTRICT (WCD)
5. DIMENSIONAL REQUIREMENTS:
   (SEE "ATTACHMENT A, ARTICLE IV, DIMENSIONAL REQUIREMENTS TABLE A AND FOOTNOTES" OF THE 2024 ZONING ORDINANCE, BUILDING CODES AND IMPACT FEE ORDINANCE FOR THE TOWN OF HAMPTON).

MINIMUM LOT SIZE	5,000 SF
MIN. LOT AREA/DWELLING UNIT	2,500 SF
MINIMUM FRONTAGE	70 FT
MIN. SQUARE W/IN LOT LINES	115 FT. x 115 FT. *
MAX BUILDING HEIGHT	50 FT
FRONT/SIDE/REAR SETBACK	4 FT
MIN. SF/DWELLING UNIT	330
MAX % IMPERVIOUS COVERAGE/LOT	75%
WETLAND TIDAL BUFFER	50'
NHDES UPLAND TIDAL BUFFER	100'

* A LOT MUST BE ABLE TO CONTAIN W/IN THE PROPERTY LINES AND TOUCHING THE FRONT LOT LINE, A SQUARE WHOSE SIDES ARE EQUAL IN LENGTH TO 75% OF THE FRONTAGE REQUIREMENT.

6. ANY PORTION OF THIS SITE THAT IS WITHIN 250' OF ANY PUBLIC WATER OF THE STATE OF NEW HAMPSHIRE IS SUBJECT TO THE SHORELAND WATER QUALITY PROTECTION ACT (RSA 483-B).
7. THE MAJORITY OF THIS SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE AE, ELEVATION 8 AND IT IS ALSO PARTIALLY LOCATED IN ZONE AE, ELEVATION 9, AND ZONE AO, DEPTH 3, PER FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 441 OF 581, MAP NUMBER 33015C0441F, EFFECTIVE DATE JANUARY 29, 2021.
8. THERE EXISTS AN ACCESS EASEMENT THAT BENEFITS BOTH TAX MAP 255 LOT 4 AND LOT 6 THAT ALLOWS BOTH TO PASS AND REPASS OVER A STRIP OF LAND SEVEN (7) FEET IN WIDTH ADJACENT TO THE SOUTHERLY LINE OF TAX MAP 255 LOT 4, A DISTANCE OF 81.5 FEET, MORE OR LESS, ALONG THE NORTHERLY BOUND OF TAX MAP 255 LOT 6 AS DESCRIBED IN DEED BOOK 6513 PAGE 785.
9. THIS PLAN AND TOPOGRAPHIC INFORMATION FOR THIS SITE IS BASED ON PUBLICLY AVAILABLE LIDAR INFORMATION FROM NHGRANIT AND VERIFIED BY SURVEY FIELD WORK PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC. IN FEBRUARY, MARCH & JUNE OF 2024 UTILIZING CARLSON BRX-7 GPS RECEIVERS AND A CARLSON CRX-5 ROBOTIC TOTAL STATION. HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE NAD 83 AND VERTICAL DATUM IS NAVD 1988 BASED ON A STATIC GPS OBSERVATION AND OPUS SOLUTION.
10. BEDFORD DESIGN CONSULTANTS DID NOT PERFORM A BOUNDARY SURVEY OF THIS PROPERTY. BOUNDARY INFORMATION WAS CALCULATED FROM THE REFERENCE PLANS. BEDFORD DESIGN CONSULTANTS DID NOT DETERMINE THE WESTERN (REAR) PROPERTY LINE.
11. UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON PAINT MARKS LOCATED ON THE GROUND. ALWAYS CALL DIGSAFE PRIOR TO EXCAVATION.
12. PER SECTION 2.3.4.C.2. OF THE HAMPTON ZONING REGULATIONS, NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT OF ANY STRUCTURE TO BE PLACED OR SUBSTANTIALLY IMPROVED W/IN TIDAL WETLANDS AND/OR THEIR 50 FT TOWN BUFFER SHALL COMPLY WITH FEMA'S GUIDELINES THAT THE TOWN HAS ADOPTED FOR THE VE SPECIAL FLOOD HAZARD AREA (SECTION 2.4.11-C COAST HIGH HAZARD AREAS (ZONE VE) - CONSTRUCTION STANDARDS. THE CONSTRUCTION WORK SHALL HAVE NO ADVERSE IMPACTS ON ADJACENT PROPERTIES.
13. THE PROPOSED HOUSE WILL BE RAISED TO INCLUDE A 2 CAR GARAGE UNDERNEATH WITH A FINISH FLOOR AT ELEVATION 9.0±, THE MINIMUM ELEVATION OF THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR AT 11.0±, THE BASEMENT FINISH FLOOR ELEVATION AT 12.0±, THE FIRST FLOOR FINISH FLOOR ELEVATION AT 20.0± AND THE PEAK ELEVATION AT 44.2±.

TAX MAP 255 LOT 4

PROPOSED PLOT PLAN
549 OCEAN BOULEVARD
LOCATED AT:
549 OCEAN BOULEVARD
HAMPTON, NEW HAMPSHIRE

PREPARED FOR:
PAYNE CONSTRUCTION SERVICES, INC.
ATTN: GEOFF GOSS
P.O. BOX 6
CENTER STRAFFORD, NH 03815

PROPERTY OWNER:
549 JUNO LLC
1 WALTON ROAD
SEABROOK, NH 03874

SCALE: 1" = 5'	FEBRUARY 16, 2024	SHEET 1 OF

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1718-
M.K.H./R.J.B.	M.K.H./S.N.P.	R.J.B	679	002	

DATE	DESCRIPTION	BY	REV.

Bedford Design Consultants Inc
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5533
www.bedforddesign.com

Business Information

Business Details

Business Name:	549 JUNO LLC	Business ID:	942080
Business Type:	Domestic Limited Liability Company	Business Status:	Good Standing
Management Style:	Member Managed		
Business Creation Date:	09/13/2023	Name in State of Formation:	Not Available
Date of Formation in Jurisdiction:	N/A		
Principal Office Address:	PO Box 2809, 1 Walton Road, Seabrook, NH, 03874, USA	Mailing Address:	PO Box 2809, 1 Walton Road, Seabrook, NH, 03874 - 2809, USA
Citizenship / State of Formation:	Domestic/New Hampshire		
		Last Annual Report Year:	2024
		Next Report Year:	2025
Duration:	Perpetual		
Business Email:	ltortolano@tortolanoandco.com	Phone #:	603-501-7100
Notification Email:	ltortolano@tortolanoandco.com	Fiscal Year End Date:	NONE

Principal Purpose

S.No	NAICS Code	NAICS Subcode
1	Real Estate and Rental and Leasing	Lessors of Residential Buildings and Dwellings

Page 1 of 1, records 1 to 1 of 1

Principals Information

Name/Title	Business Address
Lance Tortolano / Member	PO Box 2809, Seabrook, NH, 03874, USA

Page 1 of 1, records 1 to 1 of 1

Registered Agent Information

Name:	Lance Tortolano
Registered Office Address:	1 Walton Road, Seabrook, NH, 03874, USA
Registered Mailing Address:	1 Walton Road, Seabrook, NH, 03874, USA

Trade Name Information

No Trade Name(s) associated to this business.

Trade Name Owned By

No Records to View.

Trademark Information

Trademark Number	Trademark Name	Business Address	Mailing Address

No records to view.

Filing History Address History View All Other Addresses Name History Shares

Businesses Linked to Registered Agent Return to Search Back

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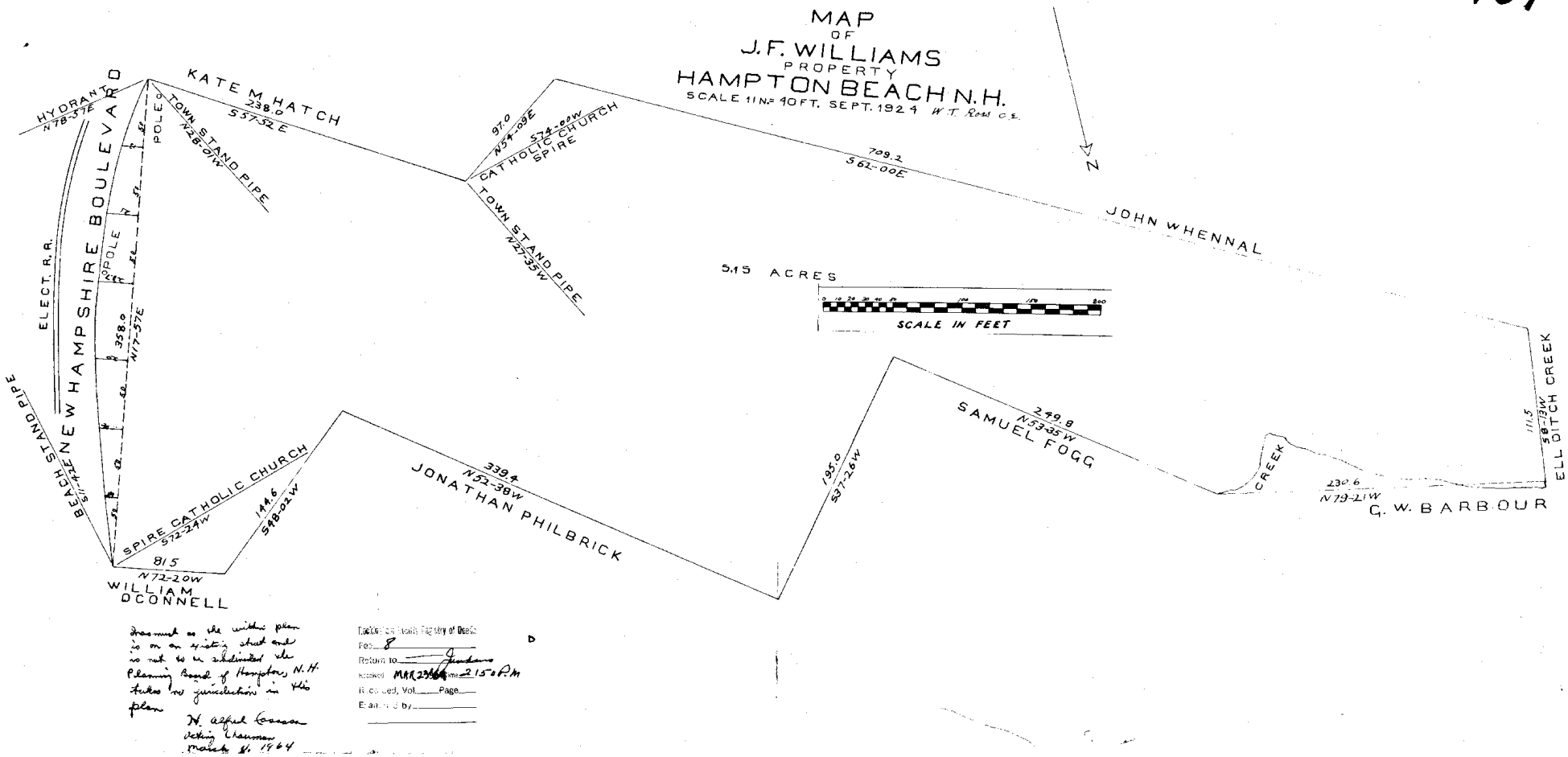
Drawer II Section E. #187

MAP OF J.F. WILLIAMS PROPERTY HAMPTON BEACH N.H.

SCALE 1 IN = 40 FT. SEPT. 1924 W.T. Rowe C.E.



Drawn and on the within plan is on an existing street and is not to be abolished the Planning Board of Hampton, N.H. takes no jurisdiction in this plan

N. Lloyd Lawson
Acting Chairman
March 31, 1964

Rockingham County Registry of Deeds
Fee 8
Returned to
Received MAR 23 1964 Time 2:15 P.M.
Recorded, Vol. Page
Examined by

'79 FEB -2 A M 8:06
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

02624

B-8446

PLAT OF LAND
FOR
MARIE A. O'CONNOR
IN
HAMPTON, N.H.

SCALE: 1" = 20' NOVEMBER 1978
PARKER SURVEY ASSOC., INC.
EXETER & SEABROOK, N.H.

0 10 20 40 80 FEET
0 5 10 20 METERS

RICHARD K. PARKER Jr. No. 8 — REGISTERED LAND SURVEYOR — STATE OF NEW HAMPSHIRE

The Hampton Planning Board takes no jurisdiction over this plan and accordingly it is allowed for recording purposes only.

A. C. O'Neil — Signed
Dec 14/1978 — Date

NOTE: "SEE" PLAT OF LAND FOR MARIE A. O'CONNOR IN HAMPTON, N.H. SCALE: 1"=20' OCT. 1977 PARKER SURVEY ASSOC., INC. EXETER & SEABROOK, N.H. PLAN # 3412"

This print is given as a representation of a survey. The [illegible] of the surveyor and [illegible] accept by permission [illegible] as a [illegible] and [illegible] the surveyor [illegible] on the date [illegible] and [illegible] and [illegible] by any [illegible] whom this print was prepared.

N/F E. MOREAU
R.C.R. 2181-201

N/F UNKNOWN

SET 3' I PIN 10177

FND IP

N 07-37-42 W 30.74

S 07-38-19 E 44.97

FND RR SPK

N 88-36-23 W 77.20

N 88-48-40 E 76.33

2886 ± SF
268 SQM ±
R.C.R. 2265-051

N/F D. J. WITHAM
R.C.R. 2271-696

N/F M.A. O'CONNOR
R.C.R. 2252-1613
(SEE NOTE)

SET 3' I PIN 10177

548.32

FND NHHB

70.00

SET 3' I PIN 10177

806.27

S 33-47 E 44.92

SET 3' I PIN

SEE DETAIL

S 07 45.00

FND NAIL

112.36

67.36

10.67

FND NHHB

OCEAN

BOULEVARD

DETAIL (NOT TO SCALE)

77.08
S 88-36-23 E
77.20

FND PK IN WALK
0.12 S

OCEAN BLVD

SET 3' I PIN

SITE PLAN (NOT TO SCALE)

NIANTIC CUNNET RD

BLVD

OCEAN

AVE

CLIFF

DUMAS AVE

3725

119-001

BWD'A

FV

JAN 7 11 29 AM '82 10008

ENGINEERS SURVEYORS DESIGNERS

JOHN W. DURGIN ASSOCIATES, INC.

ESTABLISHED 1913

600 GREENLAND ROAD
PORTSMOUTH, N.H. 03801

1 WAKEFIELD STREET
SUITE 204
ROCHESTER, N.H. 03867

Revisions-

REGISTERED LAND SURVEYOR
No. 11
ROBERT G. DURGIN

OCEAN BOULEVARD

EXISTING SANITARY SEWER

JAMES A. & THERESA C. BURNS

REGINALD'S INC.

OWNER UNKNOWN

TIDAL POOL

Taking no jurisdiction for recording purposes only - Hampton Planning Board
Judith A. Doyle
Chairman - June 7, 1982

PARKING INFORMATION

1 DWELLING UNIT - 2 SPACES
8 EFFICIENCY APTS. - 16 SPACES
8 MOTEL UNITS - 8 SPACES
1 GUEST SPACE REQ'D.
PARKING SPACES REQ'D: 27 SPACES
PARKING PROVIDED: 30 SPACES

ATLANTIC OCEAN

STATE OF NEW HAMPSHIRE

OCEAN BOULEVARD

118/41 | 118/11 | 118/42 | 118/9

OWNER UNKNOWN

ABUTTERS VICINITY SKETCH

MAP/LOT	U.T.E. ABUTTER/ADDRESS
118/11	RICHARD D. & DEBORAH G. ROY 89 OCEAN BLVD. HAMPTON, NH. 03842
118/41	JAMES A. & THERESA C. BURNS 545 OCEAN BLVD. HAMPTON, NH. 03842
118/42	REGINALD'S, INC. 527 OCEAN BLVD. HAMPTON, N.H. 03842
118/9	JAMES L. LeBLANC 535 OCEAN BLVD. HAMPTON, NH 03842

STATE OF NH - JOHN O. MORTON BLDG. CONCORD, NH 03301

RICHARD D. & DEBORAH G. ROY, OWNERS, DEVELOPERS & DECLARANTS, 89 OCEAN BOULEVARD, HAMPTON, NH. 03842

See 2591-831

Location Map

TOTAL LOT AREA 45 AC.±

C-10809

NOTE: PERIMETER DATA FROM PARKER, SURVEY DATED APRIL 1971. ELEVATIONS BASED ON USGS DATUM.

SITE PLAN OF ISLAND VIEW CONDOMINIUMS

HAMPTON BEACH, N.H.

FOR: RICHARD D. & DEBORAH G. ROY

SCALE: 1" = 20'

MAY 1982

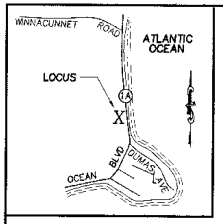
20 0 20 40 60 80 FEET
10 0 10 20 METERS

FILE NO. 1282
PLAN NO. 4425-1

Hampton Plan Bd.

2017 APR 24 PM 1:52 016278

C/H L-CHIP ROA3854GT



LOCUS MAP
NOT TO SCALE

NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

2) THIS PARCEL LIES WITHIN FLOOD ZONES AE 9 & AO(1) SEE F.I.R.M. COMMUNITY PANEL 330132 0441 E EFFECTIVE DATE MAY 17, 2005.

PLAN REFERENCES

"PLAT OF LAND FOR MATT O'CONNOR IN HAMPTON, N.H." SCALE: 1"=20' DATE: NOVEMBER 1979 BY: PARKER SURVEY ASSOC., INC. B-8446

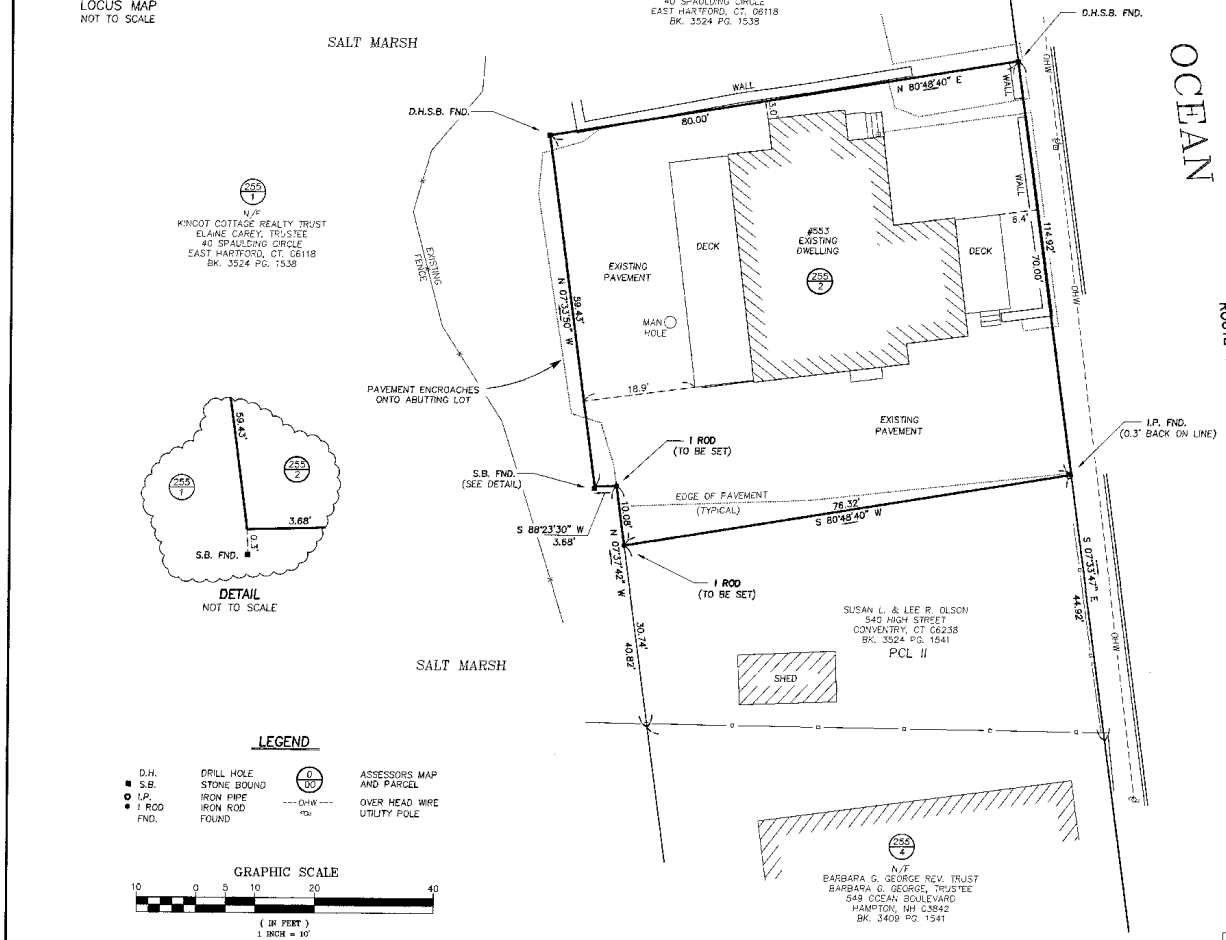
"PLAT OF LAND FOR MATT O'CONNOR IN HAMPTON, N.H." SCALE: 1"=20' DATE: OCTOBER 1977 BY: PARKER SURVEY ASSOC., INC. NOT RECORDED

255/2

RECORD OWNER

SUSAN L. & LEE R. OLSON
540 HIGH STREET
CONVENTRY, CT 06238
BK. 3524 PG. 1541

PCL I
5,559 S.F.
0.13 ACRES



DETAIL
NOT TO SCALE

ZONING DISTRICT
BS BUSINESS SEASONAL
MINIMUM REQUIREMENTS

AREA	5,000 S.F.
LOT WIDTH	20'
MAXIMUM SEALED SURFACE	75%

BUILDING SETBACKS

FRONT	4'
SIDE	4'
REAR	4'

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.

PURSUANT TO RSA 676:18 III AND RSA 672:14

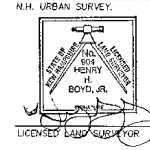
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY:

THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN NOVEMBER 2016 AND APRIL 2017.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



04-21-2017
DATE

LEGEND

D.H.	DRILL HOLE	0/00	ASSESSORS MAP AND PARCEL
S.B.	STONE BOUND	---OHW---	OVER HEAD WIRE
I.P.	IRON PIPE		UTILITY POLE
I ROD	IRON ROD		
FND.	FOUND		

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

PLAT OF LAND
IN
HAMPTON, NH

SHOWING

A BOUNDARY SURVEY AT 553 OCEAN BOULEVARD
(ASSESSORS MAP 255 LOT 2)

RECORD OWNER
SUSAN L. & LEE R. OLSON
540 HIGH STREET COVENTRY, CT 06238

PREPARED FOR
LYNN LARSEN
605 OCEAN BOULEVARD UNIT 1 HAMPTON, NH 03842

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

NO.	DATE	DESCRIPTION	BY

SCALE: 1"=10' | CALC. BY: H.H.B.
DATE: APR. 20, 2017 | CHKD. BY: R.S.G. | PROJECT:E161902

D-40088